



31a Duke Street, Formby, Liverpool, Merseyside. L37 4AP

£220,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A fantastic opportunity to acquire a two bedroom end terrace dwelling, ideally located within walking distance of Formby village with its wide range of amenities including cafes, bars, shops and restaurants, as well as Formby station, offering convenient transport links. Situated on a corner plot, the property boasts south westerly facing gardens, perfect for enjoying the afternoon sun and offers excellent potential for landscaping. Internally, the property is in need of some modernisation, presenting a blank canvas for buyers to put their own stamp on. The accommodation currently comprises a bright front living room, a kitchen to the rear and two bedrooms upstairs along with a wet room. This home is perfect for first time buyers, investors or anyone looking to create a bespoke home in a sought after location overlooking Formby park. NO UPWARD CHAIN

FEATURES

- SOUGHT AFTER LOCATION CLOSE TO FORMBY VILLAGE & RAILWAY STATION
- REQUIRES SOME MODERNISATION
- SOUTHERLY FACING ENTERTAINING ROOM
- KITCHEN
- PRIMARY BEDROOM OVERLOOKING FORMBY PARK
- SECOND BEDROOM/STUDY
- RECENTLY MODERNISED WET ROOM WITH WC
- SINGLE GARAGE
- UPVC EVEREST WINDOWS (UNDER MANUFACTURERS WARRANTY)
- SOUTH/WESTERLY FACING GARDENS



ROOM DESCRIPTIONS

Entrance Hall

U.P.V.C framed double glazed entrance door and window; stairs to first floor.

South Facing Entertaining Room

17' 07" (into bay) x 10' 07" (5.36m x 3.23m) U.P.V.C framed double glazed bay window to front; feature fire surround with a tiled hearth.

Kitchen

10' 06" (maximum dimensions) x 6' 11" (3.20m x 2.11m) Range of base, wall and drawer units; one and a half bowl ceramic sink unit with mixer tap; four burner gas hob with cooker hood above; plumbing for an automatic washing machine; integrated refrigerator and freezer; part tiled walls; under stairs storage cupboard; U.P.V.C framed window and door.

FIRST FLOOR

Landing

U.P.V.C framed double glazed window.

Bedroom No. 1

15' 08" x 10' 06" (4.78m x 3.20m) U.P.V.C framed double glazed window overlooking Formby Park; wall mounted 'Worcester' gas heating boiler.

Bedroom No. 2 / Study

7' 01" (maximum dimensions) x 6' 11" (2.16m x 2.11m) U.P.V.C framed double glazed window; built in wardrobe with hanging rail and shelving.

Recently Modernised Wet Room with WC combined

6' 10" x 5' 05" (2.08m x 1.65m) Suite comprising a low level wc, wall mounted wash hand basin; 'Mira' electric shower; tiled walls; wall mounted storage cabinet; U.P.V.C framed double glazed opaque window.

OUTSIDE

Single Garage

Up and over door; window to side. The garage is accessed via a shared driveway.

Gardens

Gardens are present to the front and side. The enclosed south / westerly facing front and side gardens are laid to lawn with borders containing bushes and trees, along with a small paved patio area to the rear.

NOTE

Council Tax Band C

EPC Rating C

PLEASE NOTE

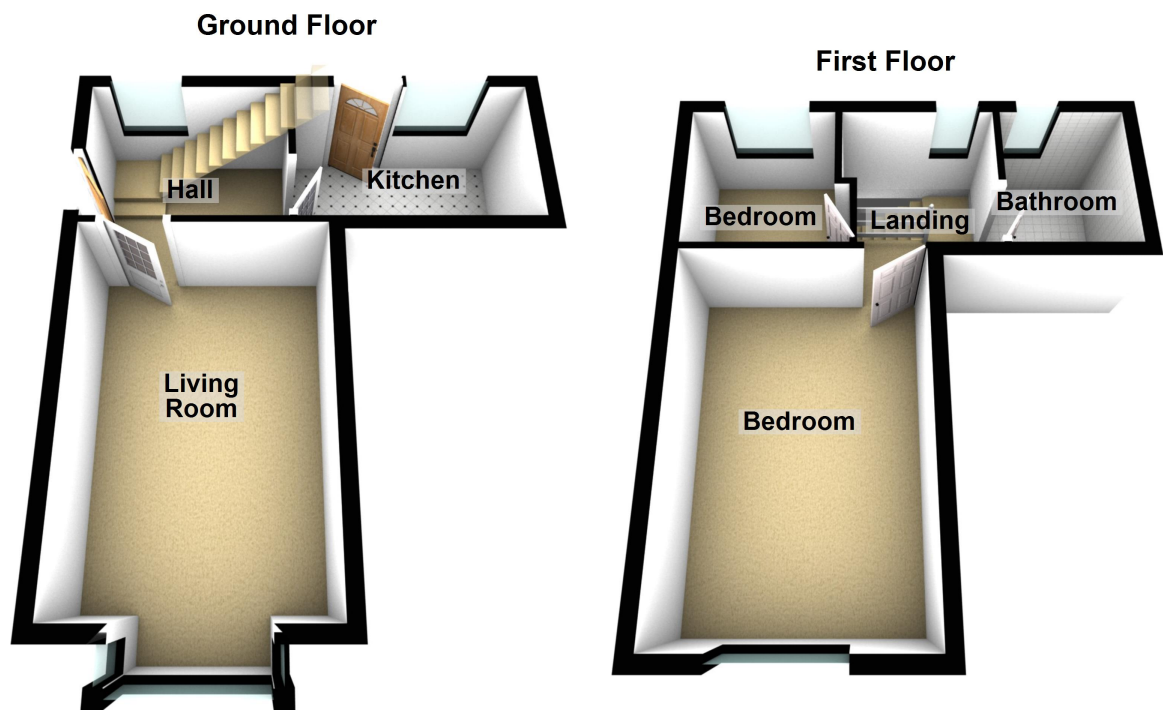
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

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