



9 Marsh Brows, Formby, Liverpool, Merseyside. L37 3PD

£525,000 Freehold

REDUCED



PROPERTY DESCRIPTION

NO UPWARD CHAIN....This charming detached dormer style house sits on a generous corner plot, offering a versatile and well proportioned layout ideal for family living. The property features a bright and airy lounge benefiting from plenty of natural light which seamlessly flows into a dining room, perfect for entertaining leading to the well equipped dining kitchen. The ground floor also boasts a study with patio doors opening onto the delightful rear garden, a double bedroom and a conveniently located family bathroom. Upstairs, there is two well proportioned bedrooms, served by a shower room. Externally, the property has the advantage of a double garage and enjoys a large rear garden alongside a delightful west facing side garden, perfect for relaxing. Situated in a prime location in Formby, convenient for Formby village with all its amenities, Formby railway station, local schools and Formby beach.

FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE & ENTRANCE HALL
- FRONT ENTERTAINING ROOM OPEN TO ...
- REAR DINING ROOM
- BREAKFAST KITCHEN
- STUDY
- GROUND FLOOR DOUBLE BEDROOM
- GROUND FLOOR BATHROOM
- TWO FIRST FLOOR DOUBLE BEDROOMS AND SHOWER ROOM
- DOUBLE GARAGE / CORNER PLOT



ROOM DESCRIPTIONS

Enclosed Vestibule

Double glazed windows and door; tiled flooring.

Entrance Hall

Stairs to first floor with glass balustrade; built in meter cupboard; ornate radiator cover.

Spacious Front Entertaining Room

21' 03" x 11' 11" (6.48m x 3.63m) U.P.V.C framed double glazed window to front and side; log burning stove; sliding doors leading to....

Rear Dining Room

9' 05" x 8' 11" (2.87m x 2.72m) U.P.V.C framed double glazed window to side and rear; ornate radiator cover.

Breakfast Kitchen

11' 09" x 9' 04" (maximum dimensions) (3.58m x 2.84m) Base, wall and drawer units with working surfaces; one and a half bowl stainless steel sink unit; 'Neff' four burner gas hob with cooker hood above; 'Neff' grill with separate oven in a housing unit; freestanding under counter refrigerator, dishwasher and washing machine; tiled flooring and part tiled walls; U.P.V.C framed double glazed window and door to rear.

Study

10' 05" x 9' 06" (3.17m x 2.90m) U.P.V.C framed double glazed double opening patio doors leading onto the rear patio and garden.

Ground Floor Bathroom

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; tile sided bath with a mixer tap and hand held shower hose; tiled flooring and walls ;two U.P.V.C framed double glazed opaque windows to rear.

Ground Floor Bedroom

12' 08" x 12' 06" (3.86m x 3.81m) U.P.V.C framed double glazed window to front.

FIRST FLOOR

Landing

Walk in deep storage cupboard

Bedroom No. 2

21' 03" (maximum dimensions) x 11' 03" (6.48m x 3.43m) U.P.V.C framed double glazed window'; wall of fitted wardrobes with hanging rails and shelving; two bedside cabinets and dressing table with knee-hole; built in linen cupboard housing an 'Ideal' gas heating boiler; loft access; access to eaves storage

Bedroom No. 3

14' 00" x 12' 08" (4.27m x 3.86m) U.P.V.C framed double glazed window to side; access to eaves storage.

Shower Room with WC combined

Suite comprising a low level wc; wash hand basin in a vanity unit with a cupboard below; shower enclosure fitted with a mains shower attachment; ladder style heated towel rail; tiled walls; U.P.V.C framed double glazed opaque window to rear.

OUTSIDE

Double Garage

Up and over door; door and double glazed window to rear; power and light.

Gardens

Gardens are present to the front, side and rear. The south facing front garden is laid to lawn with well stocked borders open to a westerly facing side garden with a feature gravelled area and water feature. The good size rear garden has a large patio area and summer house and is laid to lawn with borders containing shrubs and bushes. There is a garden shed and outside tap.

Note

Council Tax Band F

EPC Rating D

PLEASE NOTE

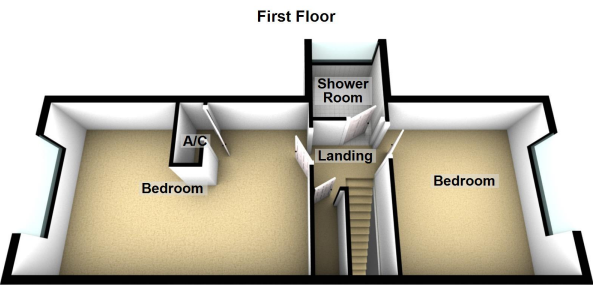
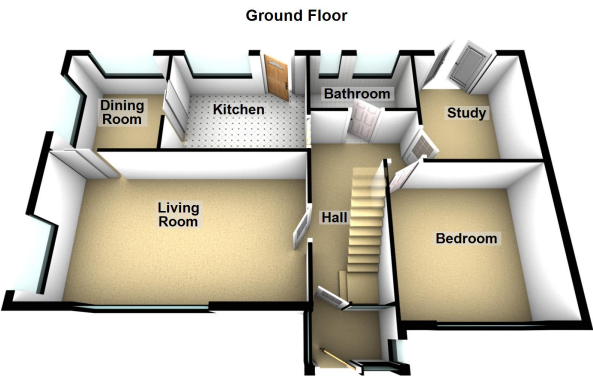
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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.

9 Marsh Brows, Formby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC