



2 St Georges Road, Formby, Liverpool, Merseyside. L37 3HH

£1,500,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Nestled in a highly desirable location, this exceptional detached house offers the perfect blend of modern luxury and expansive living spaces. Boasting two impressive entertaining rooms, one of which features a media wall and doors opening onto beautifully landscaped south facing garden, this property is ideal for everyday living. The heart of the home is a spectacular open plan kitchen and dining/family room, fitted with appliances and sleek cabinetry with a large island unit. A walk in pantry and a laundry room provide added convenience and practicality. Upstairs, the luxurious principal bedroom suite features a spacious dressing area and a stunning en suite bath/shower room. Three further generously sized bedrooms each benefit from their own modern en suite shower rooms, offering comfort and privacy for family and guests. Outside, the landscaped garden offers a tranquil retreat with space for outdoor entertaining and relaxation. Ample off road parking completes the picture of this truly outstanding house

A rare opportunity to own a beautifully designed modern property in one of the area's most sought after location.

FEATURES

- NO UPWARD CHAIN
- UNDERFLOOR HEATING THROUGHOUT
- CLOAKROOM & WC
- TWO GENEROUS ENTERTAINING ROOMS
- STUNNING & SPACIOUS KITCHEN OPEN TO A FAMILY/DINING AREA
- PANTRY & LAUNDRY ROOM
- PRIMARY BEDROOM OPEN TO DRESSING AREA & ENSUITE BATHROOM
- THREE FURTHER DOUBLE BEDROOMS WITH ENSUITE SHOWER ROOMS
- GARDEN ROOM / GYMNASIUM
- LANDSCAPED GARDENS & AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Ground Floor

Covered Entrance

Bright & Spacious Reception Hall

Cloakroom/WC

Front Entertaining Room

19' 05" (into window) x 15' 05" (5.92m x 4.70m)

Family/Media Room

35' 11" x 24' 08" (10.95m x 7.52m) (maximum dimensions)

Stunning Kitchen open to Dining/Family Area

36' 09" x 21' 08" (11.20m x 6.60m)

Walk in Pantry

Laundry Room

Landing

First Floor

Primary Bedroom

24' 09" x 14' 09" (7.54m x 4.50m)

Ensuite Bath/Shower Room

15' 03" x 6' 04" (4.65m x 1.93m)

Bedroom 2

16' 00" x 15' 07" (4.88m x 4.75m)

Ensuite Shower Room

11' 03" x 5' 01" (3.43m x 1.55m)

Bedroom No. 3

15' 08" x 14' 00" (4.78m x 4.27m)

Ensuite Shower Room

15' 06" x 4' 10" (4.72m x 1.47m)

Bedroom No. 4

15' 07" x 13' 11" (4.75m x 4.24m) (To wardrobes)

Ensuite Shower Room

15' 06" x 4' 09" (4.72m x 1.45m)

Outside

Garden Room / Gymnasium

Landscaped Gardens

Note

Council Tax Band

EPC Rating

PLEASE NOTE

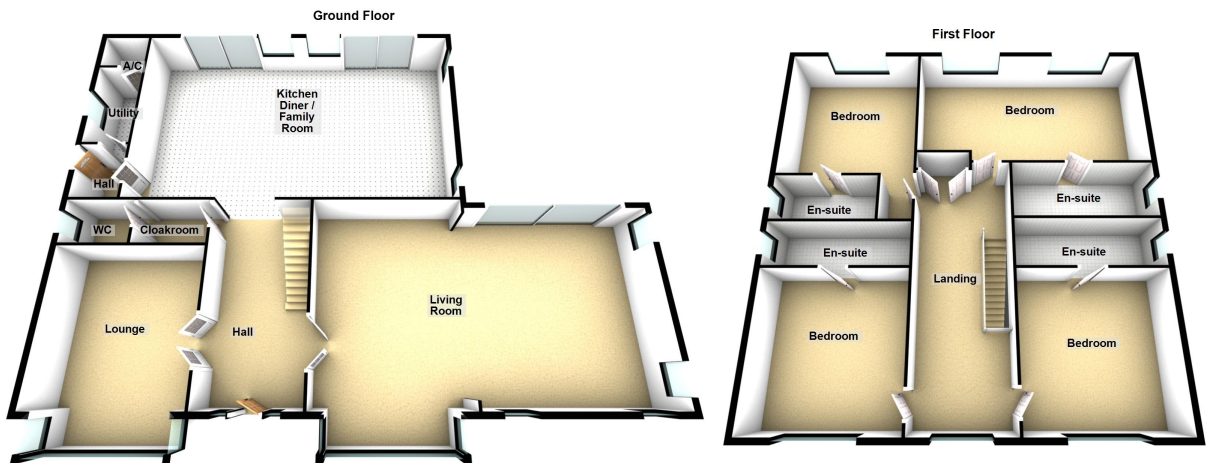
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC