



37a Wicks Lane, Formby, Liverpool, Merseyside. L37 2YD

£495,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Welcome to this beautifully maintained, spacious detached house situated on a generous corner plot in this desirable residential location. Features include a spacious westerly facing lounge, attractive garden room, breakfast room open to well appointed kitchen with built in appliances, separate dining room. To the first floor there are FOUR well-proportioned bedrooms including a primary bedroom with en-suite shower room and a separate family bathroom. Outside there is a private driveway leading to a carport and large garage. The property is set within established gardens to front, side and rear with the benefit of a southerly rear aspect and westerly side aspect.

This versatile home offers comfortable living for families or those looking to downsize without compromising on space and is conveniently situated for numerous local amenities including local primary and secondary schools, transport links including Formby railway station, local shops, Formby Village with all its amenities and The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- CORNER PLOT POSITION
- SPACIOUS ENTERTAINING ROOM AND SEPARATE DINING ROOM
- GARDEN ROOM
- MORNING ROOM OPEN TO KITCHEN WITH BUILT IN APPLIANCES
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- WRAP AROUND GARDENS WITH SOUTHERLY REAR ASPECT AND WESTERLY SIDE ASPECT



ROOM DESCRIPTIONS

Spacious Reception Hall

7' 03" x 13' 07" (2.21m x 4.14m) (maximum dimensions)
U.P.V.C. framed double glazed door with U.P.V.C. framed double glazed matching side panels; understairs storage.

Cloakroom/W.C.

3' 04" x 5' 11" (1.02m x 1.80m) Suite comprising inset wash hand basin in vanity unit; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Spacious Entertaining Room

18' 06" x 11' 10" (5.64m x 3.61m) U.P.V.C. framed double glazed window to rear and U.P.V.C. double glazed French door to rear garden; feature fireplace surround fitted with living flame coal effect gas fire; glazed double opening doors to:-

Attractive Garden Room

11' 11" x 11' 11" (3.63m x 3.63m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening French doors to rear garden; tiled floor; fan light.

Dining Room

17' 00" x 9' 03" (5.18m x 2.82m) U.P.V.C. framed double glazed window to side.

Morning Room/Breakfast Room

9' 11" x 9' 05" (3.02m x 2.87m) U.P.V.C. framed double glazed window to front; open to:

Kitchen

10' 03" x 12' 06" (3.12m x 3.81m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under electric oven; four burner gas hob; cooker hood; integrated refrigerator/freezer; integrated dishwasher; integrated washing machine; part tiled walls; U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed door to side with obscure glass,

First Floor

Landing

Loft access.

Bedroom No. 1

16' 07" into wardrobe x 11' 10" into wardrobe (5.05m x 3.61m) U.P.V.C. framed double glazed window to rear; range of built in furniture to include wardrobes, overbed storage and bedside tables.

En-Suite Shower Room

9' 11" x 5' 10" (3.02m x 1.78m) Suite comprising tiled shower compartment fitted with Mira electric shower; pedestal wash hand basin; low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.



ROOM DESCRIPTIONS

Bedroom No. 2

11' 07" x 13' 07" (3.53m x 4.14m) U.P.V.C. framed double glazed window to front and side; built in wardrobe; modern countertop wash hand basin with mixer tap set on top of a mosaic-tiled vanity unit.

Bedroom No. 3

8' 10" x 13' 07" (2.69m x 4.14m) U.P.V.C. framed double glazed window to front; built in wardrobe.

Bedroom No. 4

10' 01" x 7' 08" (3.07m x 2.34m) U.P.V.C. framed double glazed window to side; cupboard housing wall mounted Worcester gas heating boiler.

Family Bathroom

5' 05" x 7' 10" (1.65m x 2.39m) Suite comprising panelled spa bath with Triton electric shower over; shower screen; inset wash hand basin in vanity unit with cupboards below; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Carport

Garage

Metal up and over door.

Gardens

Established gardens are present to front, side and rear. The front garden has a low wall and is laid to lawn with a paved driveway providing ample off road parking. The enclosed rear and side gardens are laid to lawn with wide well established borders containing numerous small trees flowering shrubs and bushes with the added advantage of a southerly rear aspect and westerly side aspect.

Council Tax Band - D

EPC Rating -

PLEASE NOTE

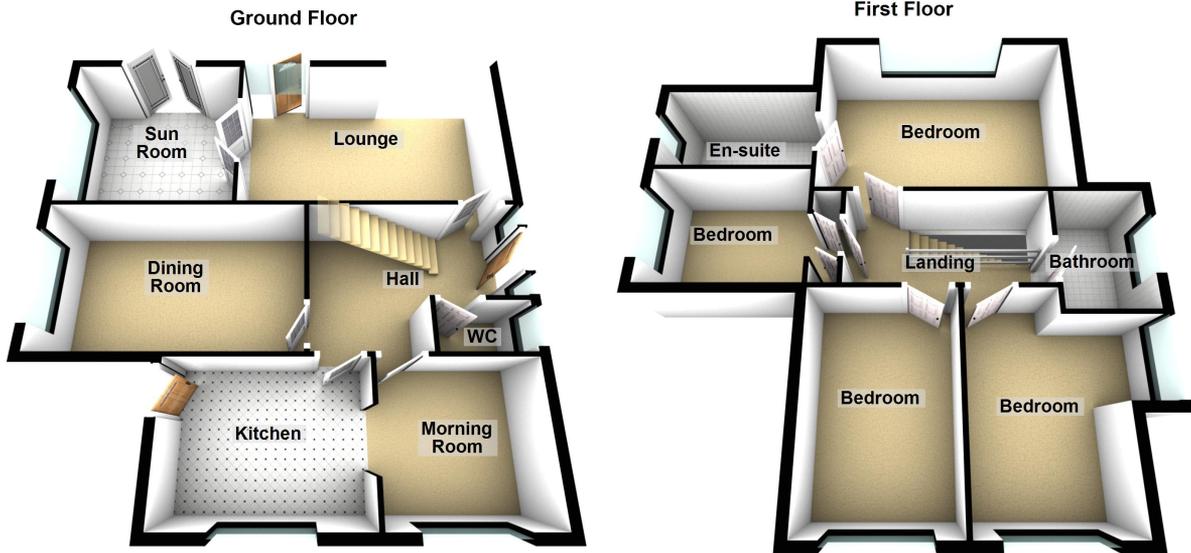
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

37a Wicks Lane, Formby

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(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	

