



3 Holmwood Drive, Formby, Liverpool, Merseyside. L37 1PG

£575,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A superb opportunity to purchase this fully renovated detached residence offering versatile and spacious accommodation, ideally situated in this sought-after residential location which is convenient for numerous local amenities, including local primary and secondary schools, transport links, Formby Village and the National Trust Pinewoods Nature Reserve and beach.

Beautifully presented throughout, the property boasts FOUR double bedrooms, two of which are located to the ground floor, providing flexible living arrangements a suit a variety of needs. The heart of the home is the stylish kitchen diner, complemented by the spacious lounge which enjoys a light and airy aspect. Additional features include a ground floor W.C. and a first floor family bathroom.

Renovated to a high standard, recent improvements also include a full rewire, new gas heating system including new radiators and new U.P.V.C. framed double glazed windows and doors ensuring energy efficiency and peace of mind.

Occupying a pleasant position with a west facing rear garden, perfect for enjoying the afternoon sun, whilst the front garden offers a neatly laid lawn, extensive driveway and a detached garage.

FEATURES

- NO ONWARD CHAIN
- SPACIOUS WESTERLY FACING LOUNGE
- ATTRACTIVE NEWLY FITTED DINING KITCHEN
- GROUND FLOOR W.C AND FIRST FLOOR BATHROOM
- U.P.V.C. DOUBLE GLAZED WINDOWS AND DOORS (installed 2024)
- FOUR DOUBLE BEDROOMS INCLUDING TWO GROUND FLOOR BEDROOMS
- GAS HEATING SYSTEM (new boiler and radiators installed 2024)
- DETACHED GARAGE AND AMPLE OFF ROAD PARKING
- ATTRACTIVE GARDENS WITH WESTERLY REAR ASPECT



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door with obscure glass and matching side panel.

Hall

Glazed door; stairs to first floor; understairs recess.

Lounge

20' 0" x 15' 0" (6.10m x 4.57m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed sliding patio door with matching side panels to rear garden; double opening doors to:

Dining Kitchen

9' 10" x 21' 11" (3.00m x 6.68m) Range of base, wall and drawer units; single drainer sink unit with mixer tap; built under electric oven; extractor canopy; integrated refrigerator/freezer; plumbing for automatic washing machine; cupboard housing wall mounted Main gas combination boiler; part tiled walls; U.P.V.C. framed double glazed window and door to side; U.P.V.C. framed double glazed window to rear.

Ground Floor Bedroom No. 1

10' 0" x 15' 01" (3.05m x 4.60m) U.P.V.C. framed double glazed window to front and side; built in wardrobe with double opening doors.

Ground Floor Bedroom No. 2

11' 07" x 8' 09" (3.53m x 2.67m) U.P.V.C. framed double glazed window to front; built in wardrobe.

Ground Floor W.C.

6' 08" x 5' 11" (2.03m x 1.80m) Suite comprising pedestal wash hand basin; low level W.C.;; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

First Floor

Landing

Loft access.

Bedroom No. 3

12' 03" x 15' 06" (3.73m x 4.72m) U.P.V.C. framed double glazed window to front; eaves storage.

Bedroom No. 4

12' 03" x 15' 08" (3.73m x 4.78m) U.P.V.C. framed double glazed window to rear; eaves storage.

Family Bathroom

5' 05" x 6' 07" (1.65m x 2.01m) Suite comprising panelled bath with mains shower above; pedestal wash hand basin; low level W.C.; tiled walls; tiled floor; chrome ladder style radiator; extractor; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Detached Single Garage

Electrically controlled door; door to side; power and light.

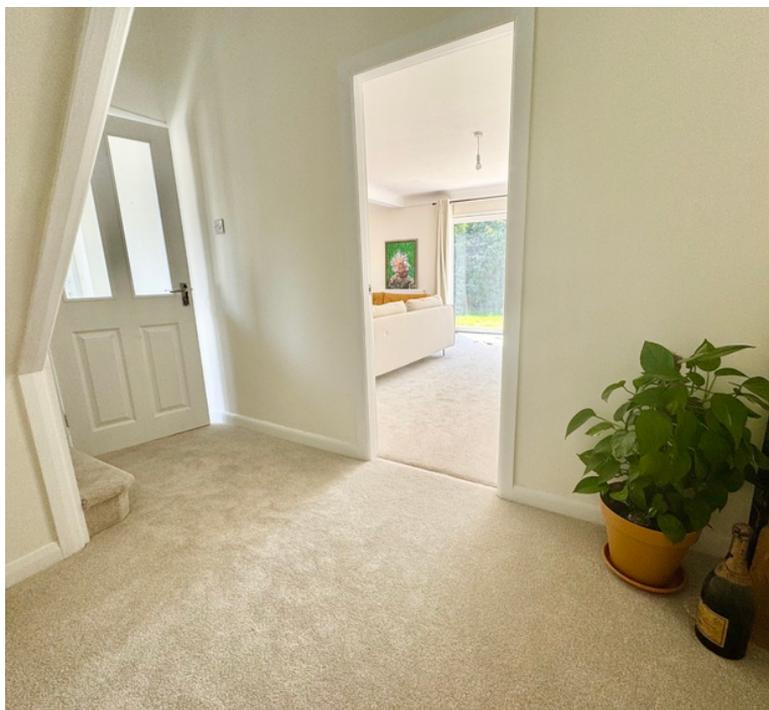
Gardens

Council Tax Band - E

EPC Rating - C

PLEASE NOTE

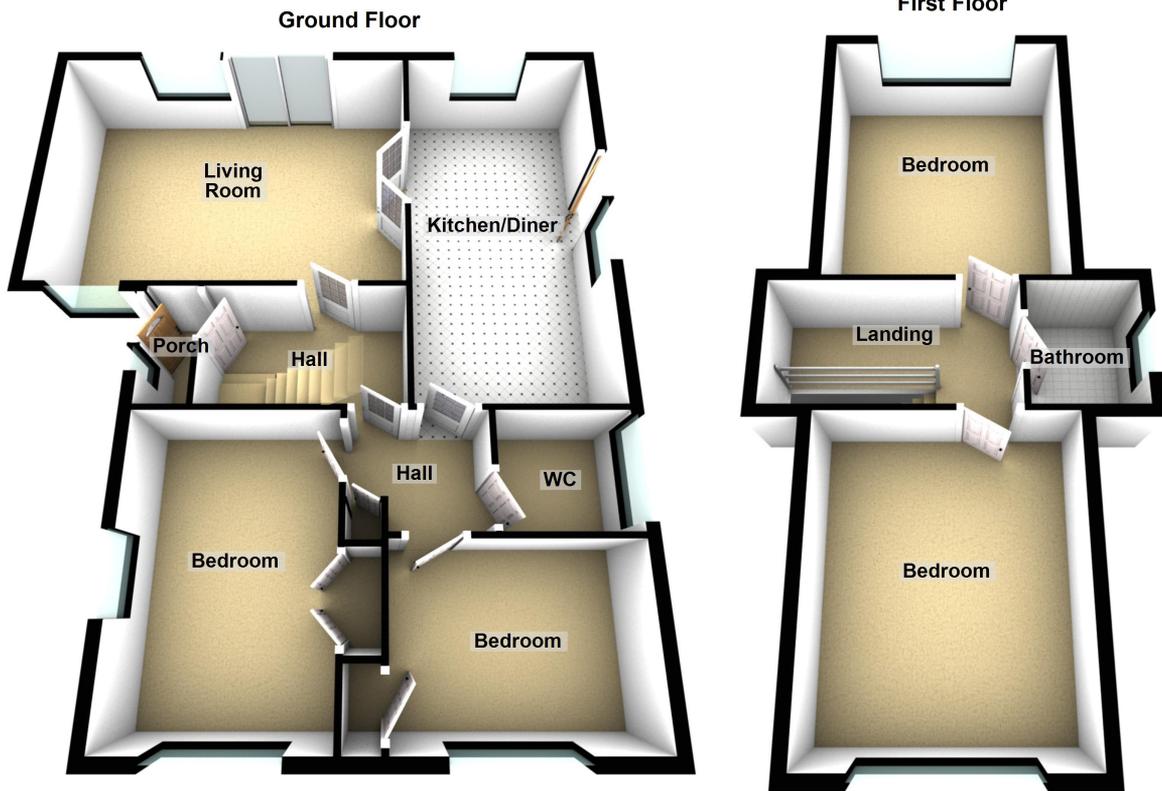
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

3 Holmwood Drive, Formby

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	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	

