



34 Longton Drive, Freshfield, Liverpool, Merseyside. L37 7EU

£350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Occupying a generous corner plot position with an enclosed southerly aspect, this spacious semi detached house offers well-proportioned family accommodation.

The property features TWO inviting entertaining rooms, one of which incorporates a dining area which is ideal for entertaining or family meals, well appointed kitchen which has access to the enclosed southerly decked patio area and garden, ideal for alfresco dining, laundry room and ground floor W.C. Upstairs there are FOUR good sized bedrooms and a family bathroom.

Externally the property enjoys lawned gardens to the front and sides with a paved driveway providing off road parking and access to the attached garage.

Situated in this popular residential location which is convenient for all local amenities including local primary and secondary schools, transport links, Formby Village and The National Trust Pinewoods Nature Reserve and beach.

FEATURES

- SPACIOUS SEMI DETACHED HOUSE
- CORNER PLOT POSITION
- TWO ENTERTAINING ROOMS
- ATTRACTIVE KITCHEN
- FOUR BEDROOMS
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- SINGLE GARAGE AND OFF ROAD PARKING
- ATTRACTIVE GARDENS WITH ENCLOSED SOUTHERLY ASPECT
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Hall

U.P.V.C. framed double glazed door with obscure glass; wood effect laminate flooring.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin; low level W.C.; laminate flooring; extractor.

Playroom/Sitting Room

7' 09" x 16' 00" (2.36m x 4.88m) U.P.V.C. framed double glazed window to front with deep sill; wood effect laminate flooring.

Entertaining Room with Dining Area

11' 04" x 23' 09" (3.45m x 7.24m) U.P.V.C. framed double glazed window to front and side; feature fireplace fitted with pebble effect remotely accessed gas fire.

Breakfast Kitchen

12' 00" x 9' 04" (3.66m x 2.84m) Range of base, wall and drawer units; one and a half bowl single drainer sink unit with mixer tap; space for range style cooker with extractor canopy over; integrated refrigerator/freezer; integrated dishwasher; breakfast bar; part tiled walls; tiled floor; understairs storage; storage cupboard; U.P.V.C. framed double glazed window; U.P.V.C. framed double glazed door.

Laundry Room

5' 03" x 8' 06" (1.60m x 2.59m) Single drainer stainless steel sink unit; plumbing for automatic washing machine; space for tumble dryer; U.P.V.C. framed double glazed window; U.P.V.C. framed double glazed door.

First Floor

Turned Staircase

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

Landing

Loft access via ladder.

Bedroom No. 1

10' 02" x 10' 07" (3.10m x 3.23m) U.P.V.C. framed double glazed window to side; built in wardrobes with sliding doors, hanging rails and shelving.

Bedroom No. 2

12' 04" x 9' 06" (3.76m x 2.90m) U.P.V.C. framed double glazed window to side.

Bedroom No. 3

10' 02" x 10' 07" (3.10m x 3.23m) U.P.V.C. framed double glazed window to front; built in wardrobe.

Bedroom No. 4

7' 09" x 7' 08" (2.36m x 2.34m) U.P.V.C. framed double glazed window to front.

Family Bathroom

5' 03" x 7' 06" (1.60m x 2.29m) Suite comprising panelled bath with mains fitment, fixed head and hand held shower attachment; inset wash hand basin in vanity unit with cupboard below; low level W.C.; tiled floor; U.P.V.C. framed double glazed window to front with obscure glass.

Outside

Single Garage

Metal up and over door; U.P.V.C. framed double glazed door providing access to rear garden; Glow Worm wall mounted gas heating boiler.

Gardens

Gardens to front side and rear.

Council Tax Band - D

EPC Rating - C

PLEASE NOTE

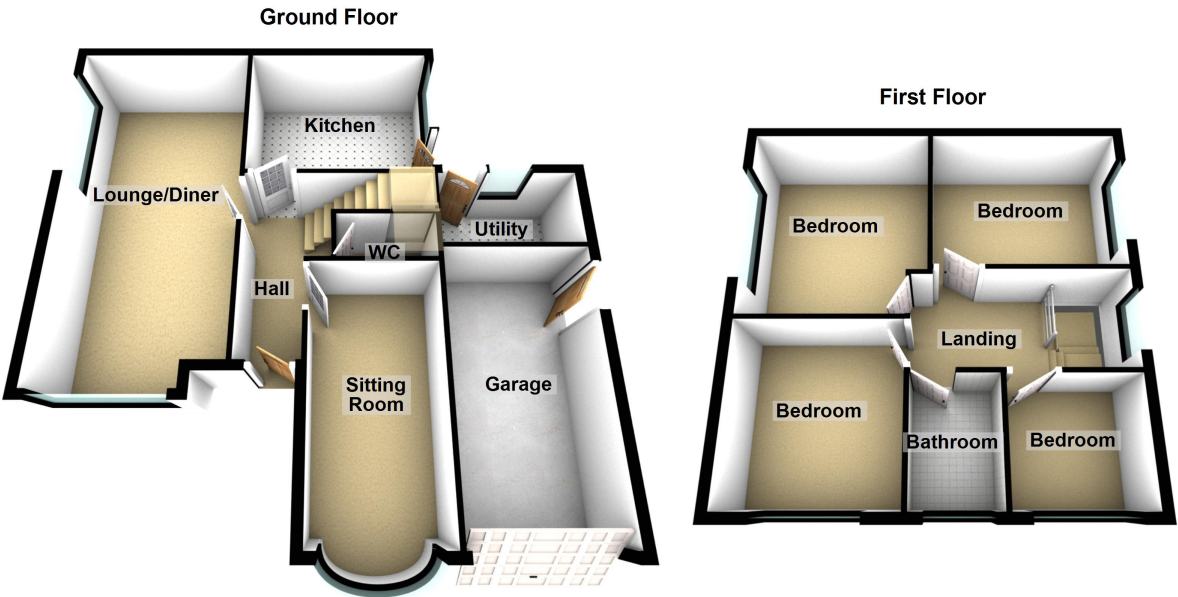
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

34 Longton Drive, Formby

