



16 Ashcroft Road, Formby, Liverpool, Merseyside. L37 6BL

£250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

We are pleased to present to the market this THREE bedroom semi-detached house which offers excellent potential and is ideally located in this popular established location which is convenient for all local amenities including transport links, local primary and secondary schools and Formby Village.

Whilst the property would benefit from some updating, it already enjoys the advantages of a ground floor extension, U.P.V.C. double glazing, an updated gas heating system and an electrical rewire in 2010.

Features include a bright front lounge, a spacious kitchen with an adjacent extended rear sitting/family room. Upstairs there are three bedrooms and a family bathroom.

Externally, the property has a driveway providing off road parking, a single attached garage and established gardens to front and rear. This property would appeal to a wide variety of buyers and is offered for sale with no onward chain.

FEATURES

- DECEPTIVELY SPACIOUS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXTENDED TO THE GROUND FLOOR
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- THREE BEDROOMS
- MAJORITY DOUBLE GLAZED AND GAS HEATING SYSTEM
- SINGLE GARAGE AND OFF ROAD PARKING
- ATTRACTIVE GARDENS TO FRONT AND REAR



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed door; tiled floor.

Spacious Hall

5' 10" x 14' 01" (1.78m x 4.29m) Glazed door with obscure glass and matching side panel; glazed window to side.

Front Lounge

11' 09" x 14' 00" (3.58m x 4.27m) U.P.V.C. framed double glazed window to front; feature fireplace surround fitted with coal effect gas fire.

Rear Lounge

8' 11" x 18' 05" (2.72m x 5.61m) U.P.V.C. framed double glazed sliding patio door to rear garden.

Kitchen

8' 06" x 18' 02" (2.59m x 5.54m) Base, wall and drawer units; one and a half bowl single drainer, stainless steel sink unit with mixer tap; double gas oven and grill in housing unit; four burner gas hob; cooker hood; space for upright refrigerator/freezer; space for washing machine; understairs storage; tiled floor; U.P.V.C. framed double glazed window to rear; glazed door to garage.

First Floor

Landing

U.P.V.C. framed double glazed window to side with obscure glass; loft access.

Bedroom No. 1

10' 11" x 11' 08" (3.33m x 3.56m) U.P.V.C. framed double glazed window to front; built in cupboard with shelving.

Bedroom No. 2

10' 11" x 10' 08" (3.33m x 3.25m) U.P.V.C. framed double glazed window to rear; range of built in furniture to include wardrobes with hanging rails and drawer units.

Bedroom No. 3

6' 09" x 8' 06" (2.06m x 2.59m) U.P.V.C. framed double glazed window to front; cupboard housing Main wall mounted gas heating boiler.

Bathroom

Suite comprising panelled bath with mains shower over; pedestal wash hand basin; low level W.C; ladder style radiator; tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Attached Single Garage

Double opening timber doors; glazed window; door to rear; power and light.

Gardens

Gardens are present to front and rear.

Council Tax Band - C

EPC Rating - C

PLEASE NOTE

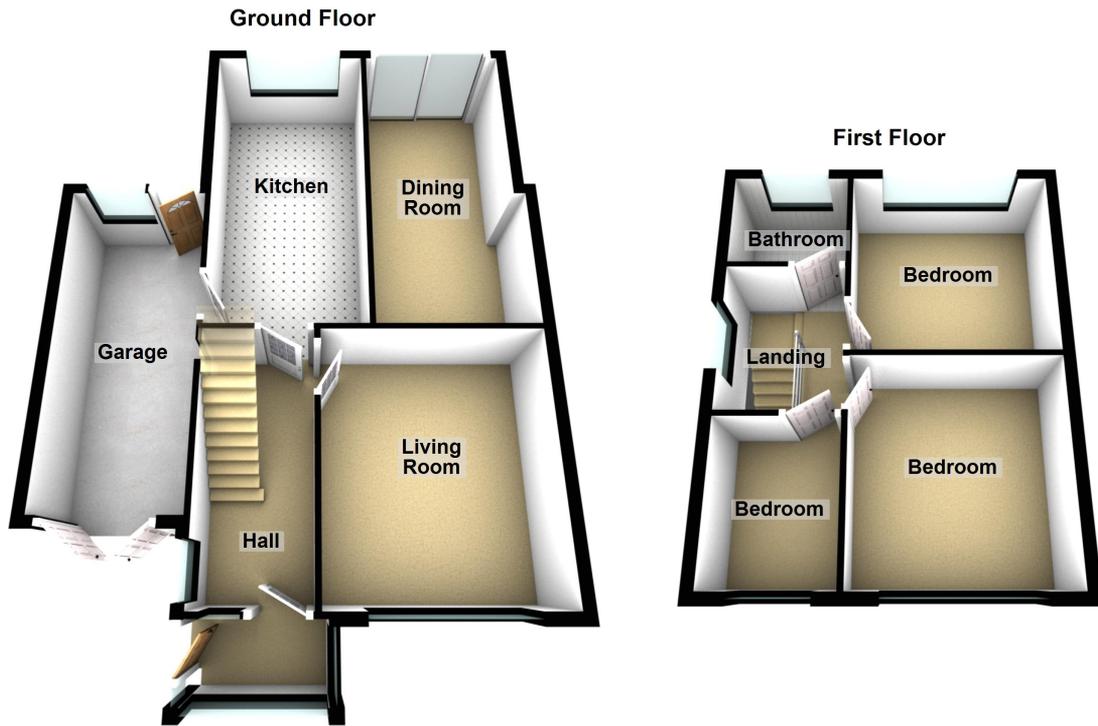
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

16 Ashcroft Road, Formby

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

