



9 St Annes Road, Formby, Liverpool, Merseyside. L37 7AS

£390,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A fantastic opportunity to purchase a three bedroom mature semi-detached house located in a highly sought after residential area with immense potential for those looking to create their dream home. The property boasts a very long mature rear garden, offering a tranquil outdoor space with established trees, shrubs and lawn areas, perfect for entertaining and garden lovers. The house itself is in need of modernisation presenting a blank canvas for renovation and personalisation. Inside you will find a classic layout with two reception rooms, a kitchen, three bedrooms and a family bathroom. With ample space to the rear, there is excellent potential to extend (subject to the usual planning permissions), making it ideal for those looking to add more space. This is a rare opportunity to secure a home in a desirable location, close to schools, Freshfield railway station, local amenities and The Pinewoods Nature Reserve and beach .
No Upward Chain

FEATURES

- NO UPWARD CHAIN
- IN NEED OF MODERNISATION
- ENCLOSED VESTIBULE & ENTRANCE HALL
- SOUTH FACING FRONT ENTERTAINING ROOM
- EXTENDED REAR DINING/FAMILY ROOM
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM WITH W.C.
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- DELIGHTFUL LONG REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C framed double glazed door with windows to side; tiled flooring.

Entrance Hall

Turned staircase to first floor with an under stairs storage cupboard; window to side and front.

Front Entertaining Room

17' 08" (into bay) x 11' 05" (into recess) (5.38m x 3.48m)
Bay window to front; wall mounted gas fire.

Rear Dining room

11' 01" x 7' 10" (3.38m x 2.39m) Laminate flooring; open to....

Extended Family Room

14' 04" x 11' 06" (4.37m x 3.51m) Feature fire surround; laminate flooring; U.P.V.C framed double opening patio doors leading onto the delightful good size rear garden.

Kitchen

11' 10" x 9' 02" (3.61m x 2.79m) Range of base, wall and drawer units; single stainless steel sink unit; space for an under counter refrigerator; space for a slot in cooker; plumbing for an automatic washing machine; walk in pantry housing an 'Ideal Mexico' gas heating boiler; part tiled walls; window to rear.

FIRST FLOOR

Landing

Loft access.

Bedroom No. 1

13' 06" x 9' 06" (to wardrobes) (4.11m x 2.90m) Bay window to front; built in wardrobes with hanging rails.

Bedroom No. 2

11' 06" x 10' 03" (3.51m x 3.12m) U.P.V.C framed double glazed window to rear; built in wardrobes with hanging rails.

Bedroom No. 3

9' 05" x 8' 02" (to wardrobe) (2.87m x 2.49m) Window to rear; built in wardrobe.

Family Bathroom

Suite comprising a low level wc; pedestal wash hand basin; panelled bath with mixer tap; open shelving; part tiled walls; built in linen cupboard; double glazed opaque window to side.

OUTSIDE

Single Garage

Gardens

The front garden has a paved driveway providing ample parking and is laid to lawn with borders containing shrubs and bushes. The beautiful long established rear garden has a patio area and is laid to lawn with well stocked borders containing mature trees, bushes and shrubs.

NOTE

Council Tax Band D

EPC Rating E

PLEASE NOTE

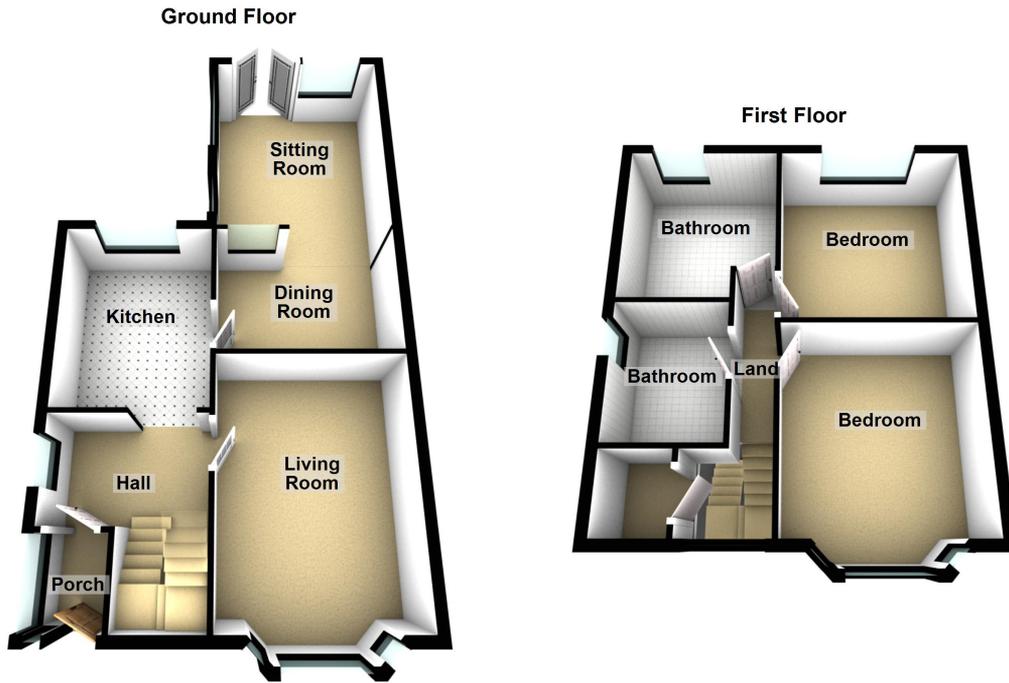
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

9 St Annes Road, Formby

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

