



**11 Kew Road, Formby, Liverpool, Merseyside. L37 2HB**

**Offers Over £480,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Viewing is essential to fully appreciate this extended four double bedroom detached house which offers spacious accommodation mixed with a perfect blend of comfort, luxury and practicality, making it an ideal family home. The property boasts two entertaining rooms, a modern kitchen open to a dining area, cloakroom/wc, utility room and two bathrooms, plus a delightful rear garden with a patio area. The property is situated in a quiet cul-de-sac location convenient for local primary and secondary schools, Formby railway station, local shops, Formby village with all its amenities and the pinewoods nature reserve and beach.

## FEATURES

- ENCLOSED VESTIBULE
- REAR ENTERTAINING ROOM
- FAMILY ROOM/STUDY
- SPACIOUS KITCHEN OPEN TO A DINING AREA
- CLOAKROOM/WC & UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- GARAGE (STORAGE ONLY AS PART OF GARAGE HAS BEEN CONVERTED TO A UTILITY ROOM)
- SOLAR PANELS
- DELIGHTFUL REAR GARDEN & OFF ROAD PARKING WITH EV CHARGER



## ROOM DESCRIPTIONS

### Enclosed Vestibule

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

### Entrance Hall

U.P.V.C framed double glazed entrance door; stairs to first floor; under stairs storage/cloaks cupboard; solid wood flooring.

### Rear Entertaining Room

16' 10" x 12' 05" (5.13m x 3.78m) Double opening doors leading onto the rear patio and garden; two U.P.V.C framed double glazed windows to side; gas stove with a feature mantel beam above; 'Amtico' flooring; 'Sonos' speakers to ceiling.

### Family Room/Study

11' 09" x 8' 00" (3.58m x 2.44m) U.P.V.C framed double glazed double opening doors leading onto the rear patio and garden; 'Velux' roof light; 'Amtico' flooring.

### Spacious Kitchen open to a Dining Area

21' 09" x 10' 04" (6.63m x 3.15m) Excellent range of high gloss base, wall and drawer units with 'Quartz' working surfaces incorporating a breakfast bar; integrated larder refrigerator, larder freezer, wine chiller and dishwasher; 'Neff' microwave/grill with separate oven with a warming drawer below in a housing unit; 'Siemens' induction hob with a cooker hood above; one and a half bowl sink unit with a 'Insinkerator' hot water dispenser tap; ceramic tiled floor with under floor heating; 'Sonos' speakers to ceiling; U.P.V.C framed double glazed window to side and bay window to front

### Utility Room

7' 05" x 6' 06" (2.26m x 1.98m) Base and wall units; plumbing for an automatic washing machine; space for a tumble dryer; 'Amtico' flooring; door to garage (storage only).

### Cloakroom/WC

Suite comprising a low level wc; wall mounted wash hand basin with mixer tap; 'Amtico' flooring; U.P.V.C framed double glazed opaque window.

### FIRST FLOOR

#### Landing

Loft access.

#### Bedroom No. 1

14' 09" x 11' 11" (4.50m x 3.63m) U.P.V.C framed double glazed window to rear.

#### Ensuite Shower Room with WC

Suite comprising a low level wc; wall hung wash hand basin; walk in shower fitted with a mains shower attachment; tiled walls and flooring; ladder style

heated towel rail; U.P.V.C framed double glazed opaque window.

#### Bedroom No. 2

16' 09" x 9' 09" (5.11m x 2.97m) U.P.V.C framed double glazed window to front; fitted wardrobes with hanging rails and shelving.

#### Bedroom No. 3

20' 06" x 8' 00" (6.25m x 2.44m) U.P.V.C framed double glazed window to front and rear.

#### Bedroom No. 4

10' 00" x 9' 04" (3.05m x 2.84m) U.P.V.C framed double glazed window to side; fitted wardrobes with hanging rails and shelving.

#### Family Bathroom

Suite comprising a low level wc; wall hung wash hand basin; p-shaped bath fitted with a mains shower and shower screen; ladder style heated towel rail; part tiled walls; U.P.V.C framed double glazed opaque window to side.

### OUTSIDE

#### Garage (Storage Only)

13' 07" x 8' 01" (4.14m x 2.46m) Electronically controlled roller door; power and light; wall mounted gas heating boiler; door to utility room.

#### Gardens

The front garden has a block paved driveway providing ample parking with an EV charger point. The delightful rear garden has a patio area and is laid to lawn with borders containing shrubs and bushes.

#### Council Tax Band - E

#### EPC Rating - C

#### PLEASE NOTE

Property Disclaimer

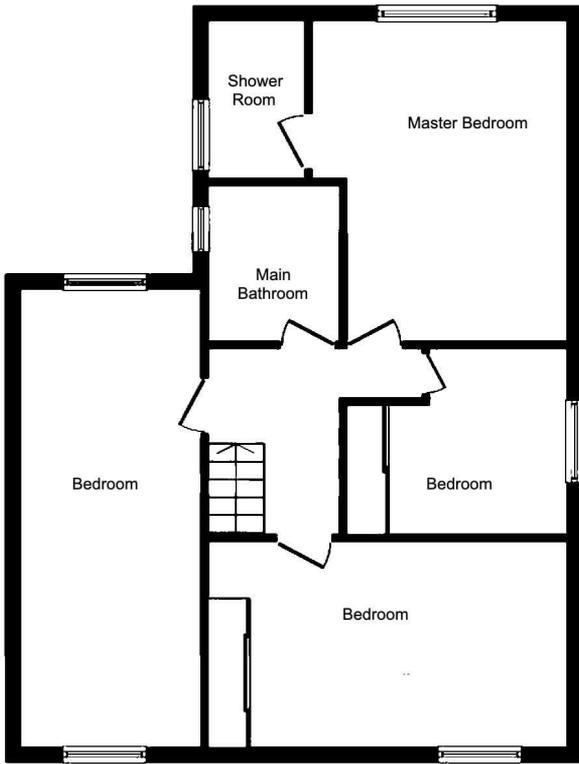
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



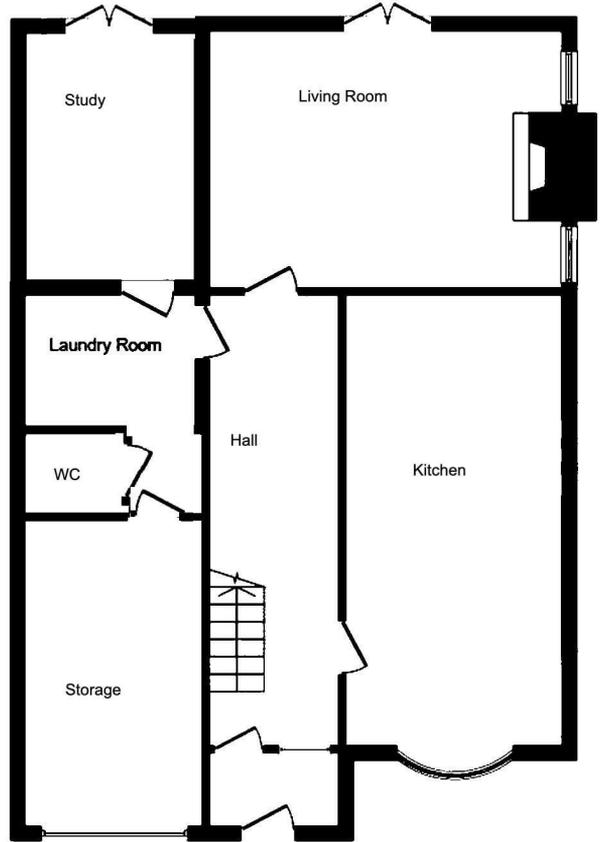




# FLOORPLAN & EPC



**First Floor**



**Ground Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

