



34 Southport Road, Formby, Liverpool, Merseyside. L37 7EW

£375,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

This spacious 1930's semi-detached house offers well-planned accommodation ideal for modern family living. Features include a spacious reception hall, TWO comfortable reception rooms and an attractive kitchen which opens into a bright dining conservatory, creating a versatile and sociable space. Upstairs there are THREE well-presented bedrooms and a luxury contemporary family shower room.

Externally, the property is complemented by established front and rear gardens, set back from the road with a generous driveway offering ample-off road parking and a single detached garage. The rear garden has the advantage of a southerly rear aspect, ideal for outdoor entertaining and relaxing.

Situated in this popular established residential location which is convenient for numerous local amenities including local primary and secondary schools, transport links, local shops and restaurants and Formby Village with its wide range of amenities.

FEATURES

- No Onward Chain
- TWO Entertaining Rooms
- Kitchen open to Dining Conservatory
- THREE Bedrooms
- Double Glazing and Gas Heating System
- LUXURY Shower Room
- Ample Parking and Detached Single Garage
- SOUTHERLY Facing Rear Garden



ROOM DESCRIPTIONS

Enclosed Vestibule

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

Reception Hall

Original glazed windows with coloured glass and leaded lights; plate rails; Karndean flooring.

Front Lounge

13' 0" into recess x 12' 11" into bay (3.96m x 3.94m) U.P.V.C. framed double glazed box bay window to front; feature fireplace surround with 'marble' hearth and decorative basket; wood effect laminate flooring.

Rear Sitting Room

12' 02" into recess x 12' 04" (3.71m x 3.76m) Feature brick built fireplace surround with stone hearth; wood effect laminate flooring; U.P.V.C. framed double glazed, double opening French doors with matching side panels to conservatory.

Breakfast Kitchen open to Conservatory/Dining Room

21' 01" x 17' 04" (6.43m x 5.28m) reducing to 7' 07" x 6' 04" (2.31m x 1.93m) Range of base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under double electric oven; five burner gas hob with brushed steel splash back; cooker hood; plumbing for automatic dishwasher; plumbing for automatic washing machine; understairs recess with space for upright refrigerator/freezer; shelving and U.P.V.C. framed double glazed window to side; part tiled walls; Karndean flooring; two U.P.V.C. framed double glazed windows to side; U.P.V.C. framed double glazed door to side with obscure glass; U.P.V.C. framed double glazed windows to rear; U.P.V.C. framed double glazed, double opening French doors to rear garden.

First Floor

Turned staircase; U.P.V.C. framed double glazed window to side with obscure glass.

Landing

Loft access.

Bedroom No. 1

10' 07" to wardrobe x 13' 06" into bay (3.23m x 4.11m) U.P.V.C. framed double glazed box bay window to front; built in wardrobes.

Bedroom No. 2

10' 01" to wardrobe x 12' 05" (3.07m x 3.78m) U.P.V.C. framed double glazed window to rear; built in wardrobes with hanging rails and shelving and housing Ariston wall mounted gas heating boiler.

Bedroom No. 3

U.P.V.C. framed double glazed window to front; wood effect laminate flooring.

Luxury Shower Room with W.C.

7' 06" x 8' 07" (2.29m x 2.62m) Suite comprising large walk-in shower compartment with mains fitment, fixed and hand held shower attachment; contemporary wall hung wash hand basin in vanity unit with drawers below; low level W.C.; vertical radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side and rear with obscure glass.

Outside

Detached Single Garage

Double opening doors.

Gardens

Gardens are present to front and rear. The front garden has an extensive brick paved driveway providing ample off road parking for several vehicles with double opening gates to side leading to the garage. The enclosed southerly facing rear garden is laid to lawn with paved patio and borders containing established shrubs and bushes. There is a gate to rear providing direct access to playing fields.

Council Tax Band - C

EPC Rating - D

PLEASE NOTE

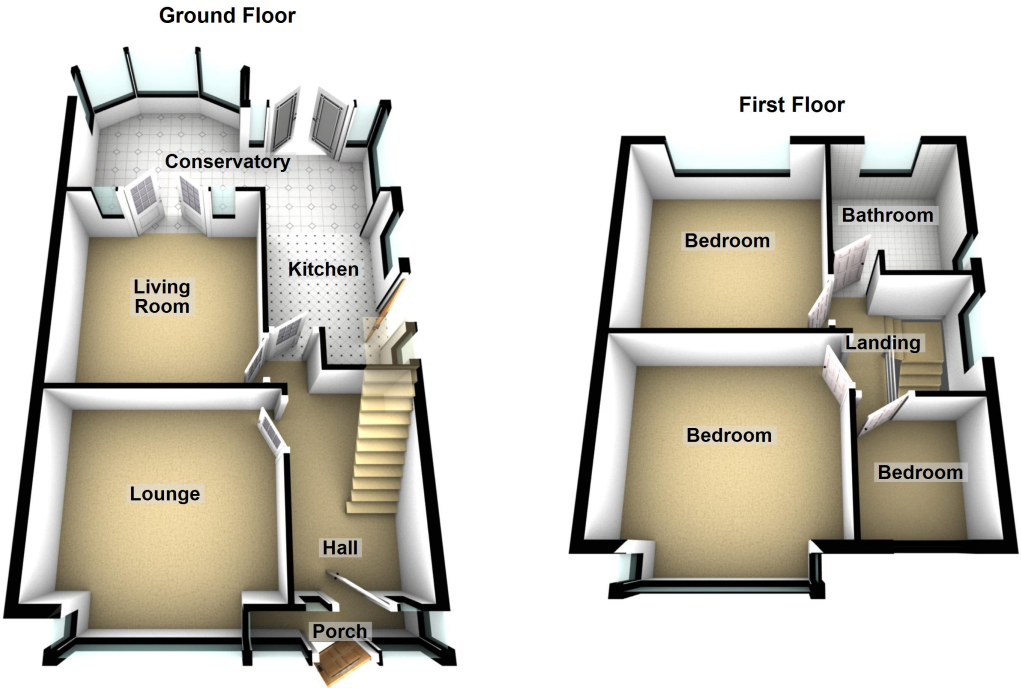
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

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