



52 Bushbys Lane, Formby, Liverpool, Merseyside. L37 2DZ

Offers Over £550,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN....This substantial FOUR bedroom detached house which has been lovingly owned by the same owners since it was built 50 years ago presents an exceptional opportunity for buyers looking to modernise a spacious family home to their own taste.

The ground floor includes a welcoming entrance hall, study, spacious lounge open to dining room, dining kitchen, practical laundry room and a ground floor W.C. The first floor provides FOUR well-proportioned bedrooms, including a primary en-suite bathroom and a family bathroom serving the remaining bedrooms.

Externally the property has a large driveway providing ample off-road parking and access to a double garage. The rear garden is private and beautifully established, with well-stocked borders, shaped lawn and seating areas - perfect for family life and outdoor entertaining.

Set within this highly sought after location just moments from the National Trust Pinewoods Nature Reserve and beach and within easy reach of all other amenities including local primary and secondary schools. transport links and Formby Village with its wide variety of restaurants, coffee bars, independent shops and supermarkets. EARLY VIEWING ADVISED.

FEATURES

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- EXCELLENT FAMILY ACCOMMODATION
- SPACIOUS LOUNGE OPEN TO DINING ROOM AND SEPARATE STUDY
- DINING KITCHEN AND SEPARATE LAUNDRY ROOM
- FOUR BEDROOMS
- EN-SUITE BATHROOM AND SEPARATE FAMILY BATHROOM
- DOUBLE GLAZING, GAS HEATING SYSTEM, SECURITY SYSTEM
- GOOD SIZED ENCLOSED REAR GARDEN
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING



ROOM DESCRIPTIONS

Covered Entrance

Hall

Glazed door with obscure glass panes and matching side panels. understairs storage.

Cloakroom/W.C.

3' 04" x 6' 01" (1.02m x 1.85m) Suite comprising inset wash hand basin in vanity unit; low level W.C.; U.P.V.C. framed double glazed window to front with obscure glass.

Study

7' 11" x 9' 04" (2.41m x 2.84m) U.P.V.C. framed double glazed window to front.

Spacious Lounge

13' 11" x 23' 09" (4.24m x 7.24m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed, double opening French doors to rear garden; open to:-

Dining Room

11' 11" x 10' 02" (3.63m x 3.10m) U.P.V.C. framed double glazed window to rear.

Dining Kitchen

19' 09" x 14' 01" (6.02m x 4.29m) (maximum dimensions) Range of base, wall and drawer units; single drainer sink unit with mixer tap; double oven and grill in housing unit; ceramic hob; cooker hood; integrated dishwasher; china cupboards; part tiled walls; two U.P.V.C. framed double glazed windows to rear.

Laundry Room

8' 11" x 7' 08" (2.72m x 2.34m) Base unit; single drainer stainless steel sink unit; plumbing for automatic washing machine; space for tumble dryer; Vaillant wall mounted gas heating boiler; U.P.V.C. framed double glazed door to side.

First Floor

Turned Staircase

Landing

Cylinder/linen cupboard; loft access.

Bedroom No. 1

12' 01" x 13' 10" into wardrobe (3.68m x 4.22m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall.

En-Suite Bathroom

7' 08" x 6' 01" (2.34m x 1.85m) Suite comprising tiled sided bath with mixer tap and shower attachment; inset wash hand basin in vanity unit; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to front with obscure glass.

Bedroom No. 2

10' 00" into wardrobe x 13' 06" (3.05m x 4.11m) U.P.V.C. framed double glazed window to front.

Bedroom No. 3

12' 02" into recess x 10' 01" (3.71m x 3.07m) U.P.V.C. framed double glazed window to rear.

Bedroom No. 4

9' 04" x 9' 08" (2.84m x 2.95m) U.P.V.C. framed double glazed window to rear.

Family Bathroom

Suite comprising panelled bath with mixer tap and shower attachment; pedestal wash hand basin; low level W.C.; part tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Outside

Double Garage

Electrically controlled up and over door; door to side; power and light; access to partially boarded loft space with light.

Gardens

Attractive gardens are present to front and rear. The front garden provides an extensive driveway providing ample off road parking and access to the garage. The good sized established rear garden has a shaped lawn with wide well stocked borders and seating areas.

Council Tax Band - F

EPC Rating - C

PLEASE NOTE

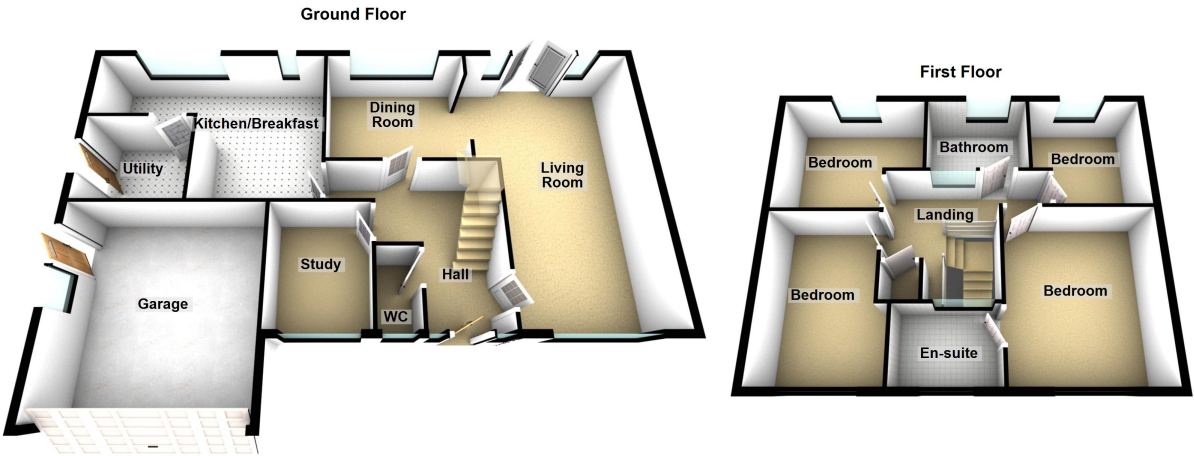
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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