



63 Larkhill Lane, Formby, Liverpool, Merseyside. L37 1LU

Offers Over £600,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated in this highly sought-after location with stunning views to the front across National Trust greenbelt land, this beautifully presented THREE bedroom bungalow has been considerably improved to offer stylish and spacious accommodation.

Internally the property is immaculately presented and boasts a spacious lounge with feature fireplace, elegant décor and bi-fold doors opening directly onto a private, decked patio-perfect for entertaining or relaxing. The sleek dining kitchen features a range of integrated appliances, contemporary cabinetry, and ample dining space making it the heart of the home.

The property offers THREE well-proportioned bedrooms with a superb primary en-suite shower room alongside a beautifully appointed family bathroom.

Externally, the rear garden is a true highlight with manicured lawn, mature borders offering year round colour and privacy. To the front, there is an extensive concrete resin sealed driveway providing ample off road parking and single garage.

Conveniently situated for all local amenities, including transport links, Formby Village and The National Trust Pinewoods Nature Reserve and beach. EARLY VIEWING ADVISED.

FEATURES

- VIEWS TO FRONT ACROSS NATIONAL TRUST GREENBELT LAND
- SPACIOUS LOUNGE WITH BI-FOLD DOORS OPENING ONTO REAR PATIO
- ATTRACTIVE DINING KITCHEN WITH BUILT IN APPLIANCES
- THREE BEDROOMS
- PRIMARY EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- SINGLE GARAGE AND EXTENSIVE DRIVEWAY PROVIDING AMPLE PARKING
- ATTRACTIVE REAR GARDEN



ROOM DESCRIPTIONS

Porch

5' 10" x 5' 10" (1.78m x 1.78m) U.P.V.C. framed double glazed door with matching side panels; U.P.V.C. framed double glazed windows to side.

Hall

Glazed door; solid oak parquet flooring; storage cupboard.

Living Room

18' 2" x 11' 11" (5.54m x 3.63m) Two U.P.V.C. framed double glazed windows to side fitted with plantation shutters; bi-fold doors opening onto decked patio; feature dancing flame remotely accessed electric fire; original parquet flooring.

Kitchen/Dining

16' 0" x 11' 1" (4.88m x 3.38m) Range of base, wall and drawer units; quartz working surface incorporating an inset stainless steel sink unit with mixer tap; Bosch electric oven in housing unit with integrated microwave above; ceramic hob with extractor above; integrated refrigerator/freezer, dishwasher and washing machine; part tiled walls; solid oak parquet flooring; U.P.V.C. framed double glazed, double opening French doors to rear garden.

Primary Bedroom

11' 9" x 11' 4" (3.58m x 3.45m) U.P.V.C. framed double glazed window to front fitted with plantation shutters; solid wood flooring.

En-Suite Shower Room

Suite comprising large walk-in tiled shower compartment with mains fitment, fixed head and hand held shower attachment; inset wash hand basin in vanity unit; low level W.C.; part tiled walls; tiled floor; U.P.V.C. double glazed window to side with obscure glass.



ROOM DESCRIPTIONS

Bedroom

13' 4" x 11' 11" (4.06m x 3.63m) U.P.V.C. framed double glazed window to front fitted with plantation shutters; built in wardrobes with solid oak doors, hanging rails, drawer unit and shelving; solid wood flooring.

Bedroom

18' 4" x 7' 1" (5.59m x 2.16m) U.P.V.C. framed double glazed window to side; solid wood flooring.

Family Bathroom

7' 09" x 8' 01" (2.36m x 2.46m) Suite comprising panelled bath with mains shower over; inset wash hand basin in vanity unit; low level W.C.; tiled walls; linen cupboard; two U.P.V.C. framed double glazed windows to side with obscure glass; extractor.

Outside

Attached Single Garage

Metal up and over door; power and light; Baxi wall mounted gas heating boiler.

Front Garden

Extensive concrete resin sealed driveway proving ample off road parking.

Rear Garden

Laid to lawn with wide well stocked established borders containing numerous small trees, flowering shrubs and bushes; decked patio.

Council Tax Band - E

EPC RATING -

PLEASE NOTE

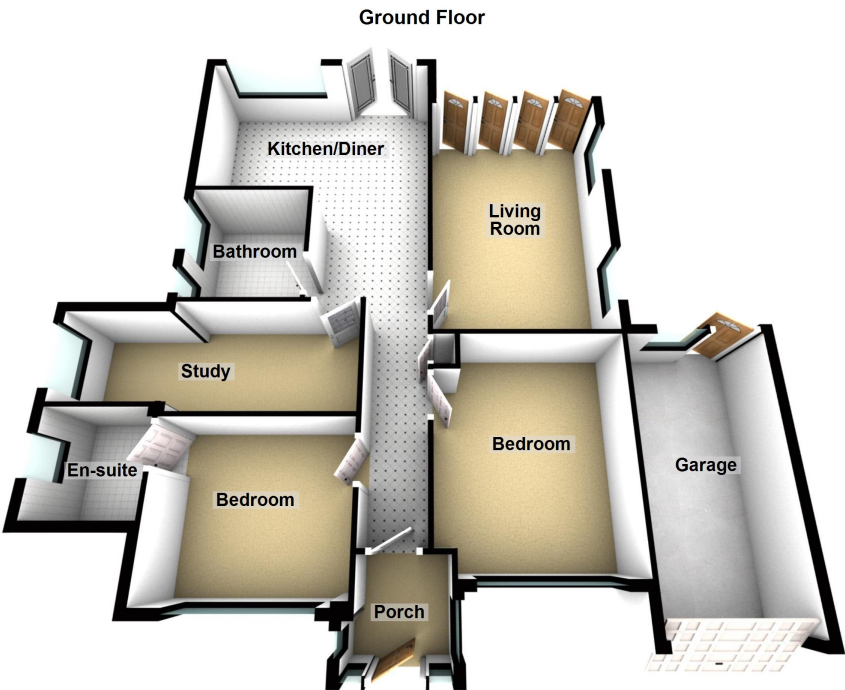
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

63 Larkhill Lane, Formby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC