



59 Altcar Road, Formby, Liverpool, Merseyside. L37 8DS

£450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO ONWARD CHAIN....Colette Gunter Estate Agents are delighted to offer for sale this spacious, five bedroom detached family house, interior inspection is essential to fully appreciate the accommodation on offer, set out over three floors features include an attractive front lounge, family room/dining which opens to the kitchen with built in appliances, a useful utility room and ground floor WC. To the first floor there is a spacious primary bedroom with walk in wardrobe and ensuite shower room, two further double bedrooms with the added feature of a Jack and Jill bathroom. To the second floor there are two additional double bedrooms with a shared shower room. To the front of the property is a large driveway providing ample off road parking and an integral garage and to the rear there is an enclosed garden. The property also benefits from being recently redecorated and new carpets throughout.

Situated in a popular established location which is convenient for all local amenities including local primary and secondary schools, transport links including Formby railway station and Formby Village with its vibrant atmosphere and wide variety of coffee bars, restaurants, independent shops and supermarkets.

FEATURES

- DETACHED FAMILY HOUSE
- FRONT LOUNGE
- FAMILY/DINING ROOM OPEN TO KITCHEN WITH BUILT IN APPLIANCES
- FIVE BEDROOMS OVER TWO FLOORS
- PRIMARY EN-SUITE SHOWER ROOM AND WALK-IN WARDROBE
- JACK & JILL EN-SUITE BATHROOM
- SECOND FLOOR SHOWER ROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- INTEGRAL GARAGE, OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- NO ONWARD CHAIN



ROOM DESCRIPTIONS

Hall

12' 4" x 6' 4" (3.76m x 1.93m) Glazed composite door with obscure glass; U.P.V.C. framed double glazed side panel with obscure glass; porcelain tiled floor; understairs storage.

Living Room

14' 0" x 11' 7" (4.27m x 3.53m) U.P.V.C. framed double glazed window to front.

Family Room

20' 10" x 11' 3" (6.35m x 3.43m) U.P.V.C. framed double glazed sliding patio doors to rear garden; porcelain tiled floor.

Kitchen

12' 4" x 9' 7" (3.76m x 2.92m) Range of base, wall and drawer units; granite working surfaces incorporating a one and a half bowl inset stainless steel sink with mixer tap; built under double oven and grill; Neff ceramic hob; extractor canopy; integrated refrigerator/freezer; integrated wine cooler; breakfast bar; porcelain tiled floor; U.P.V.C. framed double glazed window to rear.

Utility Room

6' 8" x 6' 0" (2.03m x 1.83m) Larder/broom cupboard; granite working surface; cupboard housing wall mounted gas heating boiler; plumbing for automatic washing machine; space for tumble dryer; porcelain tiled floor; U.P.V.C. framed double glazed door to rear.

Cloakroom/W.C.

6' 8" x 3' 1" (2.03m x 0.94m) Suite comprising contemporary wash hand basin; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor.

First Floor

Landing

15' 5" x 6' 7" (4.70m x 2.01m) U.P.V.C. framed double glazed window to front.

Primary Bedroom

15' 11" x 9' 4" (4.85m x 2.84m) U.P.V.C. framed double glazed window to rear.

Dressing Room

9' 4" x 5' 9" (2.84m x 1.75m) U.P.V.C. framed double glazed window to front; range of open robes with split and full length hanging rails, drawers; shelving and dressing table with drawers.

En-Suite Shower Room

6' 7" x 6' 2" (2.01m x 1.88m) Suite comprising tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with drawers below; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

Bedroom

13' 6" x 10' 5" (4.11m x 3.17m) U.P.V.C. framed double glazed window to rear.

Jack & Jill En-Suite

8' 11" x 4' 11" (2.72m x 1.50m) Suite comprising a tiled sided bath with mixer tap and mains shower over with fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with drawers below; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor.

Bedroom

13' 6" x 8' 5" (4.11m x 2.57m) U.P.V.C. framed double glazed window to front; cylinder cupboard.

Second Floor

Landing

10' 8" x 5' 6" (3.25m x 1.68m)

Bedroom

12' 10" x 9' 8" (3.91m x 2.95m) Velux window to front and rear.

Bedroom

12' 11" x 9' 5" (3.94m x 2.87m) Velux window to front and rear.

Shower Room

7' 0" x 6' 11" (2.13m x 2.11m) Suite comprising tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; Velux window.

Outside

Integral Garage

15' 9" x 8' 10" (4.80m x 2.69m) Metal up and over door.

Gardens

The front garden has a brick paved driveway providing off road parking. The rear garden is laid to lawn with brick paved patio.

EPC RATING - B

COUNCIL TAX BAND - F

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 **







EPC

