



**1 Ince Crescent, Formby, Liverpool, Merseyside. L37 1XR**

**£385,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

NO UPWARD CHAIN... This three bedroom detached true bungalow which is sat on a corner plot requires some modernisation but offers huge potential to transform into a beautiful home. The accommodation consists of spacious rear entertaining room with patio doors leading to a south facing garden, kitchen open to a dining area, three bedrooms, family bathroom and a double garage. The property is situated in a popular residential location convenient for Formby railway station, local bus routes, shops and Formby village with all its amenities.

## FEATURES

- NO UPWARD CHAIN
- ENCLOSED VESTIBULE & ENTRANCE HALL
- REAR ENTERTAINING ROOM
- KITCHEN OPEN TO A DINING AREA
- THREE BEDROOMS
- FAMILY BATHROOM WITH W.C.
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- IN NEED OF MODERNISATION/HUGE POTENTIAL



## ROOM DESCRIPTIONS

### Enclosed Vestibule

#### Hall

Cloaks cupboard.

#### Rear Lounge

11' 10" x 17' 0" (3.61m x 5.18m) Two double glazed high level windows to side; double glazed sliding patio door to rear garden; feature fireplace fitted with coal effect gas fire.

#### Dining Kitchen

Base and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; space for slot in cooker; space for under counter refrigerator; plumbing for automatic washing machine; wall mounted gas heating boiler; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass; double glazed window to rear; U.P.V.C. framed double glazed window to rear.

#### Bedroom No. 1

11' 1" x 11' 1" to wardrobe (3.38m x 3.38m) Double glazed window to front; built in wardrobes.

#### Bedroom No. 2

11' 1" x 10' 0" (3.38m x 3.05m) Double glazed window to front.

#### Bedroom No. 3

11' 1" x 7' 0" (3.38m x 2.13m) Glazed window and door to:-

#### Conservatory

U.P.V.C. framed double glazed windows; U.P.V.C. framed French door to rear garden.

### Bathroom

7' 1" x 8' 0" (2.16m x 2.44m) Suite comprising panelled bath with electric shower over; pedestal wash hand basin; low level W.C.; cylinder/linen cupboard; tiled walls; two double glazed windows to side with obscure glass.

### Outside

#### Double Garage

Two up and over doors; power and light; door to rear.

#### Gardens

The front garden has a paved driveway providing ample off road parking. The south facing rear garden has a patio area and is laid to lawn with borders containing shrubs and bushes.

#### Note

Council Tax Band D

#### PLEASE NOTE

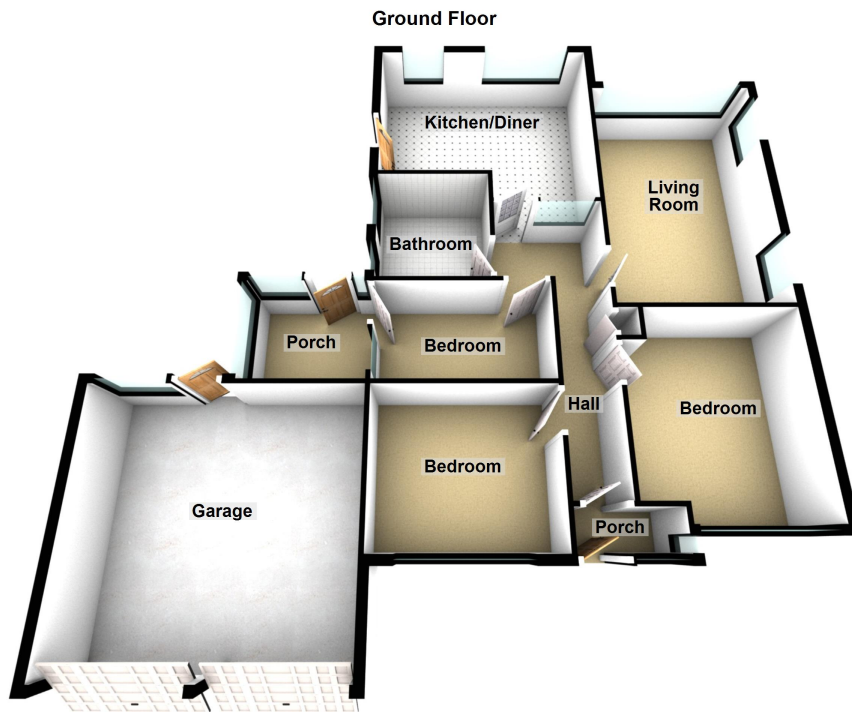
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

**1 Ince Crescent, Formby**

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>		<b>83</b>
(55-68)	<b>D</b>	<b>69</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	

