



35 Whitehouse Lane, Formby, Liverpool, Merseyside. L37 3LS

£375,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This extended three double bedroom detached dormer style house offers spacious and versatile family accommodation featuring two expansive rear entertaining rooms, study, ground floor shower room with wc, kitchen, three double bedrooms and a family bathroom. The property which benefits from a south facing rear aspect, requires some modernisation however has huge potential to transform into a beautiful home and is situated in a popular location convenient for local Primary and Secondary schools, bus routes and is within walking distance to Formby village with all its amenities, including coffee shops, bars, restaurants and supermarkets.

FEATURES

- ENCLOSED VESTIBULE & ENTRANCE HALL
- GROUND FLOOR SHOWER ROOM WITH W.C.
- KITCHEN
- EXTENDED REAR ENTERTAINING ROOM WITH DINING AREA
- REAR FAMILY ROOM OPEN TO GARDEN ROOM
- STUDY/STORE ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM WITH WC
- AMPLE OFF ROAD PARKING
- SOUTH FACING REAR GARDEN



ROOM DESCRIPTIONS

Enclosed Vestibule

Door to front and windows to side; tiled flooring.

Entrance Hall

Built in cloaks/storage cupboard; tiled flooring; stairs to first floor.

Ground floor Shower Room with WC

Suite comprising a low level wc; pedestal wash hand basin; shower enclosure fitted with a mains shower; part tiled walls; U.P.V.C framed double glazed opaque window to side.

Kitchen

10' 09" x 9' 10" (3.28m x 3.00m) Range of base, wall and drawer units; one and a half bowl stainless steel sink unit with mixer tap; space for a slot in gas cooker and upright refrigerator; plumbing for an automatic washing machine; wall mounted 'Worcester' gas heating boiler; laminate flooring; tiled walls; door to side and U.P.V.C framed double glazed window to front.

Study/ Store Room

17' 00" x 8' 11" (5.18m x 2.72m) U.P.V.C framed double glazed window to front and side; built in meter cupboard.

Dining Room

10' 10" x 7' 10" (3.30m x 2.39m) U.P.V.C framed double glazed window to side; ornate radiator cover; open to....

Extended Rear Entertaining Room

23' 00" x 10' 11" (7.01m x 3.33m) Window to rear and side.

Rear Family Room

14' 00" x 9' 10" (4.27m x 3.00m) Open to.....

Garden Room

12' 04" x 7' 10" (3.76m x 2.39m) window to side; U.P.V.C framed double glazed double opening patio doors leading onto the rear garden.

FIRST FLOOR

Landing

Built in linen cupboard; laminate flooring; loft access.

Bedroom No. 1

17' 05" x 13' 10" (5.31m x 4.22m) (maximum dimensions) U.P.V.C framed double glazed full length window to rear; access to eaves storage; laminate flooring.

Bedroom No. 2

12' 03" (maximum dimensions) x 9' 11" (3.73m x 3.02m) U.P.V.C framed double glazed window to front; laminate flooring.

Bedroom No. 3

15' 7" x 7' 05" (4.75m x 2.26m) U.P.V.C framed double glazed window to side; exposed beam; laminate flooring.

Family Bathroom

Suite comprising a low level wc; wash hand basin; corner bath with a hand held shower attachment; ladder style heated towel rail; tiled walls and flooring; U.P.V.C framed double glazed opaque window to side.

OUTSIDE

Front Garden

The low walled front garden is block paved providing ample off road parking with borders containing shrubs and bushes.

Rear Garden

The south facing rear garden has a patio area and garden shed and is laid to lawn with borders containing shrubs and bushes.

Council Tax Band D

EPC Rating

PLEASE NOTE

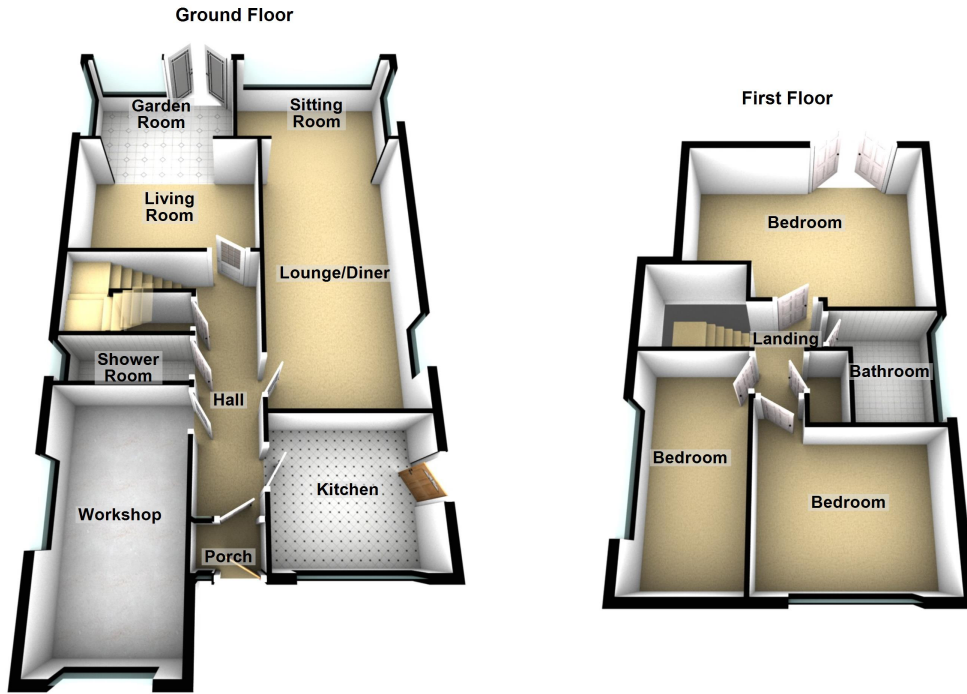
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	