



**Lucerne 19 Moss Side, Formby, Liverpool, Merseyside. L37 3JY**

**£470,000 Leasehold**

**FOR SALE**





## PROPERTY DESCRIPTION

This dormer style detached house is designed for spacious and versatile living with well proportioned accommodation across two floors. The ground floor offers flexible living space with a formal lounge, a family/dining room and a third room that can be used as a guest bedroom or home office. The breakfast kitchen is fitted with ample storage cabinetry and worktops with easy access to the delightful rear garden via double opening patio doors. To the first floor there are four double bedrooms each offers generous space and natural light, along with a ensuite shower room to the master bedroom and a spacious family bath/shower room. The large enclosed rear garden is a standout feature, offering a mix of lawn and decking, perfect for outdoor dining, entertaining or simply relaxing. This property is ideal for those seeking adaptable living and extensive outdoor space. EARLY VIEWING IS ADVISED

## FEATURES

- ENCLOSED VESTIBULE
- ENTRANCE HALL / CLOAKROOM/WC
- TWO SPACIOUS ENTERTAINING ROOMS
- STUDY /BEDROOM NO. 5
- BREAKFAST KITCHEN
- BEDROOM ONE WITH ENSUITE SHOWER ROOM
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATH/SHOWER ROOM WITH WC
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN





## ROOM DESCRIPTIONS

### Enclosed Vestibule

Entrance door with windows to side; wall light point.

### Entrance Hall

Laminate flooring; wall light point; double glazed window to rear; stairs to first floor.

### Cloakroom/WC

Suite comprising a low level wc; wall hung wash hand basin in a vanity unit; laminate flooring.

### Front Entertaining Room

15' 07" (into window) x 9' 07" (4.75m x 2.92m) Double glazed box bay window to front and double glazed window to side; feature fire surround fitted with a coal effect living flame gas fire; laminate flooring.

### Bedroom No. 5 / Study

15' 07" (into window) x 9' 00" (4.75m x 2.74m) Double glazed box bay window to front; built in wardrobes with cupboards above.

### Rear Entertaining Room open to a Dining Area

19' 03" x 12' 05" (5.87m x 3.78m) reducing to 11'11" (3.63m) Double glazed window and sliding patio door leading onto the rear decked area and garden; ornate radiator cover.

### Breakfast Kitchen

14' 06" x 13' 06" (4.42m x 4.11m) Excellent range of base, wall and drawer units with working surfaces; integrated under unit refrigerator and freezer; 'Neff' fan oven with separate grill in a housing unit; 'Hoover' four burner gas hob with a cooker hood above; space for a freestanding refrigerator; plumbing for an automatic washing machine and dishwasher; cupboard housing a 'Worcester' gas heating boiler; acrylic single sink unit with a mixer tap; part tiled walls; laminate flooring; window to side; double glazed window and double opening patio doors leading onto the rear decked area and rear garden.

## FIRST FLOOR

### Landing

### Bedroom No. 1

14' 07" x 11' 09" (to wardrobes) (4.45m x 3.58m) reducing to 6'03" (1.91m) Double glazed window to rear.

### Ensuite Shower Room

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboard below; shower enclosure fitted with a 'Gainsborough' electric shower; part tiled walls; double glazed opaque window to rear.

### Bedroom No 2

14' 01" x 9' 01" (4.29m x 2.77m) Double glazed window to front.

### Bedroom No. 3

11' 09" x 11' 04" (3.58m x 3.45m) Double glazed window to front; laminate flooring.

### Bedroom No. 4

11' 09" x 11' 01" (3.58m x 3.38m) Double glazed window to front; built in cupboard with hanging rails and shelving; laminate flooring.

### Family Bath/Shower Room with WC

8' 02" x 7' 02" (2.49m x 2.18m) Suite comprising a low level wc; wall hung wash hand basin; panelled bath with centre taps; tiled shower enclosure fitted with a 'Creda' electric shower; part tiled walls; double glazed opaque window to rear.

## OUTSIDE

### Single Garage

Up and over door

### Front Garden

The front garden has a wide gravelled driveway providing parking for several vehicles with borders containing shrubs and bushes.

### Rear Garden

The extensive enclosed rear garden has a large decked area perfect for family gatherings and entertaining and is laid too lawn with well stocked borders.

### Council Tax Band D

### EPC Rating 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 \*\***





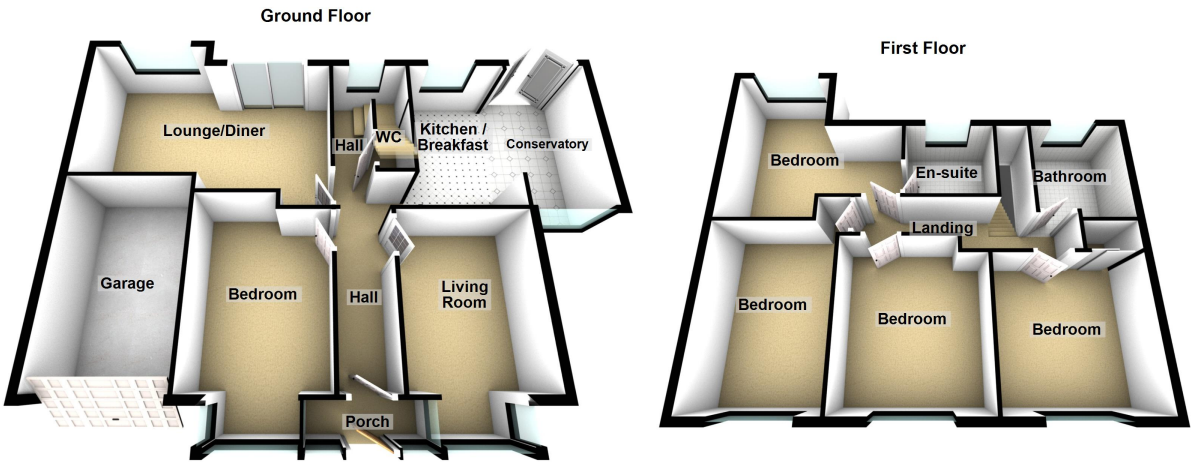








FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

