



29 Woodlands Road, Formby, Liverpool, Merseyside. L37 2JN

£495,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

This generously extended and spacious family home is situated on a south/westerly facing corner plot, within easy reach of Formby beach. As you enter, a welcoming entrance hall leads to multiple open plan reception rooms ideal for hosting family gatherings including a formal entertaining room, dining area and family/garden room plus adjacent to the well equipped kitchen is a convenient study/playroom. The main staircase has access to four well proportioned bedrooms and a family bathroom with a separate wc which adds extra convenience making morning routines smoother for everyone. A unique feature is the additional staircase leading up to a versatile games room which could alternatively serve as a fifth bedroom if needed. This added space is perfect for entertaining or a teen/guest retreat. Outside the corner plot allows for expansive grounds, with a double garage providing ample storage and off road parking for several vehicles, making it ideal for families with several cars or those who frequently entertain guests. EARLY VIEWING IS ADVISED

FEATURES

- SPACIOUS ENTRANCE HALL WITH WALK IN CLOAKS CUPBOARD
- CLOAKROOM/WC
- BREAKFAST KITCHEN
- FRONT ENTERTAINING ROOM OPEN TO DINING ROOM, GARDEN ROOM
- STUDY/BEDROOM
- FAMILY BATHROOM WITH SEPARATE WC
- FOUR /FIVE BEDROOMS
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- SOUTH/WESTERLY FACING CORNER PLOT
- POPULAR ESTABLISHED LOCATION CONVENIENT FOR SCHOOLS & RAILWAY STATION



ROOM DESCRIPTIONS

Covered Entrance

Tiled flooring

Spacious Entrance Hall

11' 11" x 10' 10" (3.63m x 3.30m) (maximum dimensions) U.P.V.C framed double glazed door with window to side; walk in cloakroom with U.P.V.C framed double glazed window; tiled flooring; main staircase with glass balustrade to first floor accessing four of the bedrooms.

Breakfast Kitchen

14' 10" x 9' 01" (4.52m x 2.77m) Range of base, wall and drawer units with working surfaces; one and a half bowl stainless steel sink unit with mixer tap; 'Neff' four burner gas hob with extractor hood above and built under 'Neff' oven; cupboard housing a 'Worcester' gas heating boiler; plumbing for an automatic washing machine and dishwasher; space for an under unit refrigerator; breakfast bar with cupboards below; part tiled walls and tiled flooring; U.P.V.C framed double glazed window to rear and door leading to....

Side Porch

U.P.V.C framed double glazed door leading to rear garden; tiled flooring; door to WC and study.

WC

Suite comprising a low level WC; wall mounted wash hand basin with mixer tap; tiled walls; U.P.V.C framed double glazed opaque window.

Study

17' 03" x 8' 06" (5.26m x 2.59m) U.P.V.C framed double glazed window to front and side.

Front Entertaining Room

15' 11" x 11' 11" (4.85m x 3.63m) U.P.V.C framed double glazed window to front; feature 'coal effect' gas fire; open to....

Rear Dining Room

11' 10" x 9' 02" (3.61m x 2.79m) U.P.V.C framed double glazed window to rear; two wall light points; open to

Family/Garden Room

12' 05" x 8' 10" (3.78m x 2.69m) Two U.P.V.C framed double glazed double opening patio doors leading to the west facing rear garden; two wall light points; additional staircase leading to....

Bedroom 5/ Games Room

26' 02" x 12' 05" (7.98m x 3.78m) (maximum dimensions) U.P.V.C framed arch window to front and rear and porthole window to side; four wall light points.



ROOM DESCRIPTIONS

Main Landing

U.P.V.C framed double glazed window to rear; loft access.

Bedroom No. 1

14' 00" x 11' 10" (4.27m x 3.61m) (To wardrobes) U.P.V.C framed double glazed window too front; built in wardrobes with cupboards above.

Bedroom No. 2

18' 07" x 8' 06" (5.66m x 2.59m) U.P.V.C framed double glazed window to front and rear.

Bedroom No. 3

11' 11" x 9' 02" (3.63m x 2.79m) U.P.V.C framed double glazed window to rear.

Bedroom No. 4

11' 11" x 7' 00" (3.63m x 2.13m) U.P.V.C framed double glazed window to rear.

Family Bathroom

Suite comprising a p-shaped bath fitted with a 'Mira' electric shower and shower screen; twin wash hand basins in a vanity unit with cupboards below and mirrors above; ladder style heated towel rail; extractor fan; tiled walls; built in linen cupboard.

Separate WC

Low level WC; tiled walls; U.P.V.C framed double glazed opaque window to rear.

OUTSIDE

Double Garage

Up and over door; power and light

Front Garden

The front garden is block paved providing off road parking for several vehicles. There is a side gate accessing the rear garden.

Rear and side Garden

The south/westerly facing side and rear garden has a patio area featuring a summer house and is laid to lawn with well stocked borders containing shrubs and bushes.

Council Tax Band E

EPC Rating C

PLEASE NOTE

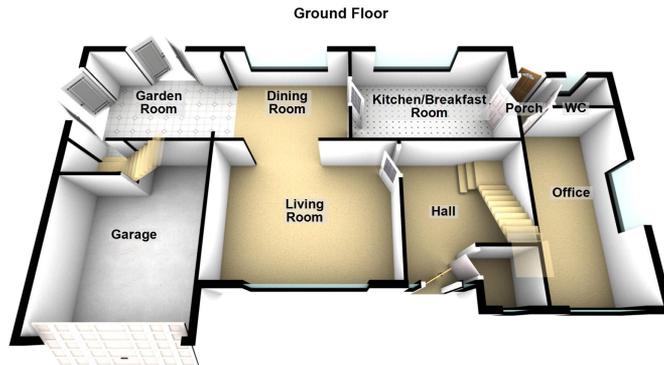
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	