



2 The Evergreens, Formby, Liverpool, Merseyside. L37 3RW

£495,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Welcome to No. 2 The Evergreens, built in 1997 as the original show home the property benefits from a thoughtfully designed plot and has been lovingly maintained by the current owners. Features include two entertaining rooms plus a study which provides a quiet workspace, conservatory and a spacious dining kitchen offers a sociable space for cooking and informal dining. The first floor boasts FOUR bedrooms including a primary bedroom with en-suite facilities and a well appointed family bathroom. Outside the property benefits from a westerly facing patio area, southerly facing rear garden and a detached double garage.

Situated in a much sort after location which is convenient for all local amenities including local primary and secondary schools, transport links, Formby Village and The National Trust Pinewoods Nature Reserve and Beach. EARLY VIEWING ADVISED

FEATURES

- DETACHED HOUSE IN SOUGHT AFTER LOCATION
- ATTRACTIVE GARDENS TO FRONT, SIDE AND REAR WITH SOUTHERLY REAR ASPECT
- TWO ENTERTAINING ROOMS PLUS STUDY
- CONSERVATORY
- DINING KITCHEN WITH UTILITY AREA
- FOUR BEDROOMS
- EN-SUITE BATHROOM/SHOWER ROOM AND SEPARATE FAMILY BATHROOM
- DOUBLE GLAZING AND GAS HEATING SYSTEM
- DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOOR AND OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

7' 01" x 3' 07" (2.16m x 1.09m) Double glazed door; U.P.V.C. framed double glazed windows to front and side; tiled floor.

Hall

Double glazed door; two U.P.V.C. framed double glazed windows; understairs storage; Karndean flooring.

Cloakroom/W.C.

2' 08" x 7' 04" (0.81m x 2.24m) Suite comprising wall mounted wash hand basin; low level W.C; Karndean flooring; U.P.V.C. framed double glazed window to side with obscure glass;

Study/Snug

9' 02" x 7' 02" (2.79m x 2.18m) U.P.V.C. framed double glazed window to front; Karndean flooring.

Spacious Lounge

11' 11" x 17' 05" excluding bay (3.63m x 5.31m) U.P.V.C. framed double glazed window to front; feature fireplace surround fitted with living flame coal effect gas fire; U.P.V.C. framed double glazed, double opening French doors to:

Conservatory

10' 06" x 11' 01" (3.20m x 3.38m) U.P.V.C. framed double glazed windows, U.P.V.C. framed double glazed, double opening French doors to side; tiled floor.

Dining Room

10' 0" x 10' 05" excluding bay (3.05m x 3.17m) U.P.V.C. framed double glazed window to rear; Karndean flooring.

Dining Kitchen

9' 07" x 14' 11" (2.92m x 4.55m) Range of base wall and drawer units; single drainer stainless steel sink unit with mixer tap; double electric oven and grill in housing unit; space for microwave; four burner gas hob; integrated refrigerator/freezer; integrated dishwasher; utility area with separate circular stainless steel sink with mixer tap; plumbing for automatic washing machine; cupboard housing wall mounted Vaillant gas heating boiler; part tiled walls; Amtico flooring; U.P.V.C. framed double glazed window to rear; double glazed door to side.

First Floor

Landing

U.P.V.C. framed double glazed window to front; loft access; cylinder/linen cupboard.



ROOM DESCRIPTIONS

Primary Bedroom

13' 08" x 10' 11" (4.17m x 3.33m) U.P.V.C. framed double glazed window to rear; built in wardrobe with hanging rails and shelving.

En-Suite Bathroom/Shower Room

6' 06" x 10' 06" into shower (maximum dimensions) (1.98m x 3.20m) Suite comprising panelled bath; tiled shower enclosure with mains fitment; inset wash hand basin in vanity unit; low level W.C.; with concealed cistern; fitted mirror; toiletries cupboard; ladder style radiator; part tiled walls; U.P.V.C. framed double glazed window to rear with obscure glass.

Bedroom No. 2

12' 04" x 10' 10" (maximum dimensions) (3.76m x 3.30m) U.P.V.C. framed double glazed window to rear; built in wardrobe with hanging rails and shelving.

Bedroom No. 3

9' 06" x 8' 06" (2.90m x 2.59m) U.P.V.C. framed double glazed window to front; built in wardrobe with hanging rails and shelving.

Bedroom No. 4

9' 0" x 6' 09" (2.74m x 2.06m) U.P.V.C. framed double glazed window to front.

Family Bathroom

Suite comprising panelled bath with mixer tap and shower attachment; inset wash hand basin in vanity unit with mirror over; low level W.C.; with concealed cistern; ladder style radiator; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Double Garage

Electrically controlled door; power and light.

Gardens

Gardens are present to front, side and rear.

EPC RATING - D

COUNCIL TAX BAND - F

PLEASE NOTE

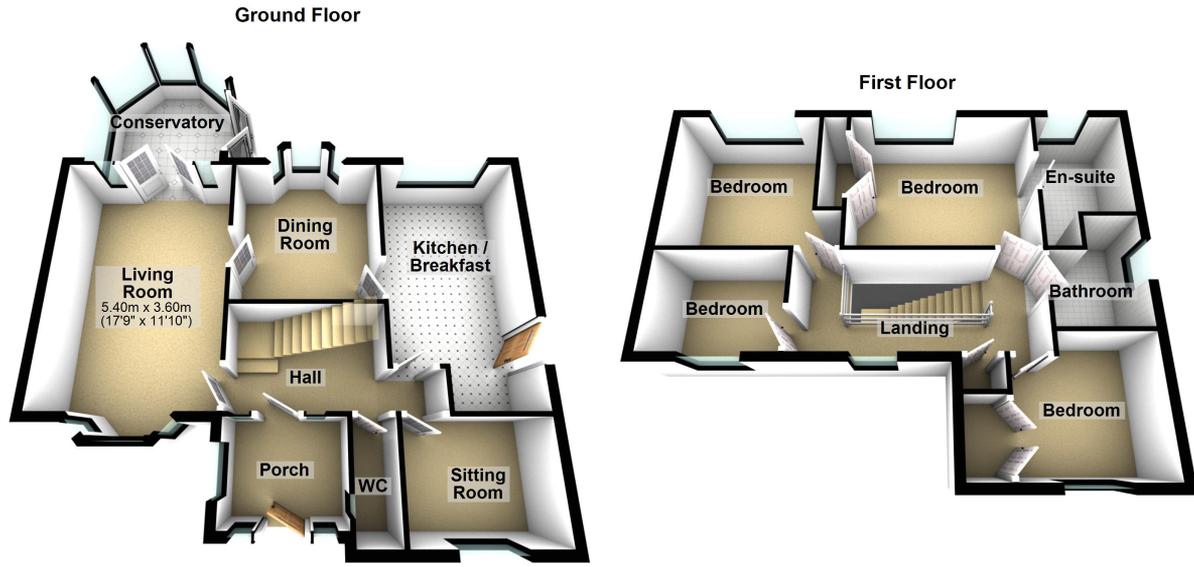
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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







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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	83
	EU Directive 2002/91/EC	