



**Orchard End, 9 Timms Lane, Formby, Liverpool, Merseyside. L37
7DW**

Offers Over £1,000,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN....Occupying a good-sized plot, this spacious detached house presents an excellent opportunity for renovation or redevelopment, subject to the relevant planning consents. Offering well-proportioned living spaces, the property is ideal for those looking to modernise a substantial family home or explore the potential for a new-build project.

The existing layout includes THREE reception rooms and FOUR bedrooms with spacious primary en-suite bathroom and additional family shower room. Outside there is a double garage and ample off road parking with sizeable gardens to front, side and rear providing ample scope for expansion or redevelopment.

Situated in this much sought after location which is convenient for numerous amenities including local primary and secondary schools, Freshfield railway station, Formby Golf, Cricket, Hockey and Tennis clubs, Formby Village, The National Trust Pinewoods Nature Reserve and beach.

With its versatile potential and desirable location, this property is a rare find and offers numerous possibilities for the right buyer.

FEATURES

- DETACHED HOUSE OCCUPYING A SUBSTANTIAL PLOT IN SOUGHT AFTER LOCATION
- DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING CONSENT
- THREE ENTERTAINING ROOMS
- KITCHEN
- FOUR BEDROOMS
- SPACIOUS EN-SUITE SHOWER ROOM AND SEPARATE FAMILY SHOWER ROOM
- GAS HEATING SYSTEM
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- ESTABLISHED GARDENS TO FRONT, SIDE AND REAR



ROOM DESCRIPTIONS

Enclosed Vestibule

Hall

Glazed door; glazed window; wood effect laminate flooring; stairs to first floor.

Through Entertaining Room

16' 0" reducing to 14' 6" x 24' 10" (4.88m x 7.57m) Window to front; double glazed sliding patio doors to rear garden 'marble and slate' feature fireplace with gas point; two window to side; wood effect laminate flooring.

Dining Room

14' 3" x 17' 4" (4.34m x 5.28m) Glazed window to front; glazed window to side; feature fireplace surround fitted with pebble effect fire; wood effect laminate flooring.

Inner Hallway

Boiler Room

Wall mounted 'Glow Worm' gas heating boiler; tiled walls.

Cloakroom/W.C.

Suite comprising wall mounted wash hand basin; low level W.C; glazed window to side with obscure glass.

Family Room

12' 5" x 15' 9" (3.78m x 4.80m) Glazed windows to sides and rear; double opening French doors to rear garden; wood effect laminate flooring.

Kitchen

12' 4" x 11' 9" (3.76m x 3.58m) Glazed window to rear; base, wall and drawer units; single drainer stainless steel sink unit; double oven and grill in housing unit; four burner gas hob; space for upright refrigerator/freezer; plumbing for automatic washing machine and dishwasher; tiled walls; tiled floor.

Turned Staircase To:

Feature circular window.

Landing

Cylinder cupboard; two glazed windows to front.

Powder Room

5' 11" x 3' 11" (1.80m x 1.19m) Glazed window to front.

Primary Bedroom

14' 2" x 16' 4" (4.32m x 4.98m) Window to front.

Spacious En-Suite Bathroom

14' 2" x 10' 11" (4.32m x 3.33m) Suite comprising panelled bath with mains shower over; pedestal wash hand basin; low level W.C; storage cupboards; tiled walls; two glazed windows to rear.

Shower Room

5' 9" x 6' 9" (1.75m x 2.06m) Suite comprising tiled shower enclosure with mains fitment; pedestal wash hand basin; low level W.C.; tiled walls; glazed window to rear.

Bedroom No. 2

13' 1" x 11' 11" (3.99m x 3.63m) Glazed window to front.

Bedroom No. 3

11' 11" x 11' 3" (3.63m x 3.43m) Glazed window to rear.

Bedroom No. 4

9' 11" x 9' 8" (3.02m x 2.95m) Glazed window to rear.

Outside

Double Garage

Up and over door.

Gardens

Established gardens to front, side and rear. The front and side gardens are laid to lawn with extensive driveway providing ample off road parking. The enclosed rear garden is laid to lawn with established trees, shrubs and bushes and patio area.

EPC RATING - D

COUNCIL TAX BAND - G

PLEASE NOTE

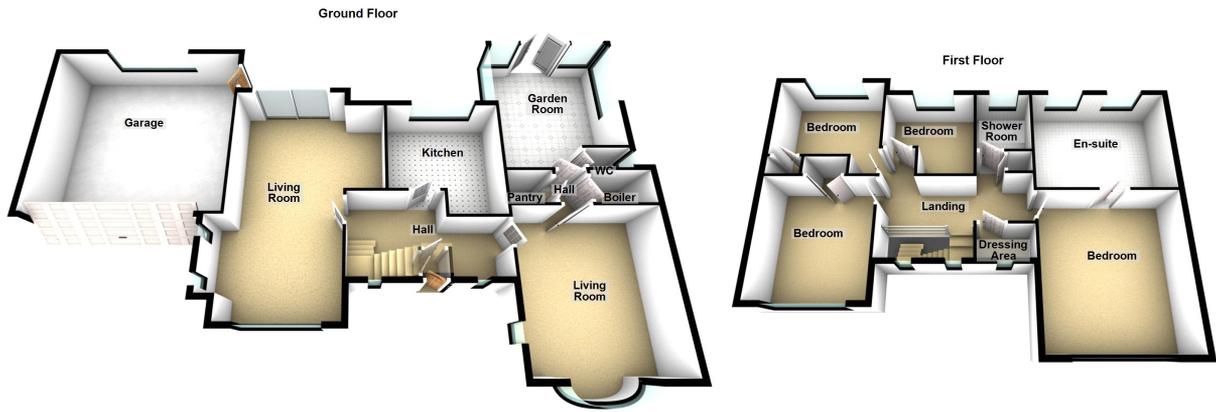
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

