



22 Elm Drive, Formby, Liverpool, Merseyside. L37 2DL

£340,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This three bedroom detached dormer style house offers spacious and versatile living in a fantastic location, ideal for families and beach lovers alike. The property features two large entertaining rooms one of which overlooks the westerly facing rear garden, filling the space with natural light through two sets of patio doors - perfect for seamless indoor outdoor living. Upstairs there are two well proportioned double bedrooms, a single bedroom and a spacious family bathroom. Positioned in a sought after area, close to schools, local shops, Formby railway station and just a short distance from the beach, making it an ideal home for both relaxation and an active coastal lifestyle.

FEATURES

- FRONT ENTERTAINING ROOM
- WESTERLY FACING REAR ENTERTAINING ROOM
- BREAKFAST KITCHEN
- THREE BEDROOMS
- BATHROOM WITH WC COMBINED
- SINGLE GARAGE AND PARKING
- WESTERLY FACING REAR GARDEN



ROOM DESCRIPTIONS

Entrance Hall

U.P.V.C framed double glazed door and window to side.

Front Entertaining Room

18' 00" x 10' 05" (into door recess) (5.49m x 3.17m)

U.P.V.C framed double glazed window to front; recess display shelving with cupboard below; feature fire surround; two wall light points.

Rear Entertaining Room

19' 07" x 10' 02" extended to 15'10" (5.97m x 3.10m x 4.83m) Two double glazed patio doors leading onto the westerly facing rear garden.

Breakfast Kitchen

17' 03" (maximum dimensions) x 8' 06" (5.26m x 2.59m) Range of base, wall and drawer units; one and a half bowl single stainless steel sink unit with mixer tap; four burner gas hob with built under oven and grill and cooker hood above; space for an automatic washing machine and an upright refrigerator/freezer; part tiled walls; wall mounted gas heating boiler; U.P.V.C framed double glazed window to front and side.

FIRST FLOOR

Landing

Loft access

Bedroom No. 1

13' 06" x 8' 03" (4.11m x 2.51m) U.P.V.C framed double glazed window to front and side; storage cupboard.

Bedroom No. 2

10' 06" (into recess) x 10' 01" (3.20m x 3.07m) U.P.V.C framed double glazed window to front.

Bedroom No. 3

10' 05" x 6' 01" (3.17m x 1.85m) 'Velux' window; built in storage cupboards and drawer unit.

Family Bathroom with WC combined

Suite comprising a corner bath with an electric shower above; wash hand basin in a vanity unit with cupboards and drawers; low level W.C.; tiled walls; tiled floor; heated towel rail; double glazed 'Velux' window.

OUTSIDE

Car Port

Single Garage

Up and over door.

Gardens

Gardens are present to the front and rear. The front garden is laid to lawn with a driveway providing ample off road parking. The westerly facing rear garden is laid to lawn with borders containing shrubs and bushes.

COUNCIL TAX BAND - D

EPC RATING C

PLEASE NOTE

Property Disclaimer

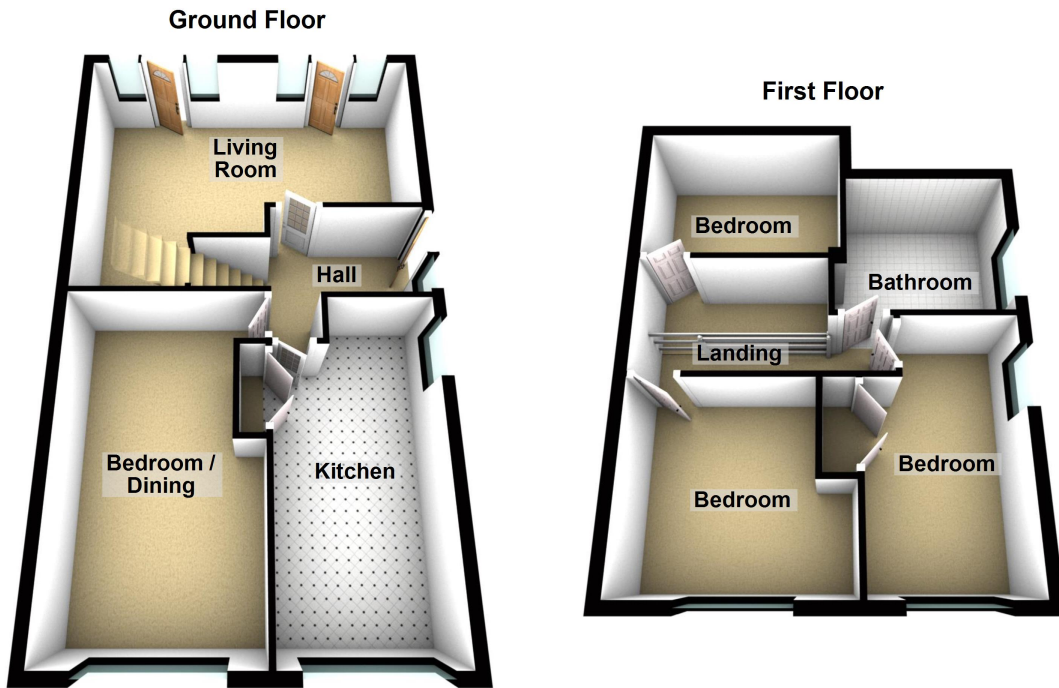
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Measurements are approximate
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 69 | |
| (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  | |

