



17 Greenloons Drive, Formby, Liverpool, Merseyside. L37 2LX

£325,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OFFERED WITH NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this well planned detached dormer style house which offers deceptively spacious and versatile accommodation. The property would appeal to a wide variety of buyers and is situated in a popular established location which is convenient for local primary and secondary schools, Formby Railway Station, local bus route to Formby Village with all its amenities and The National Trust Pinewoods Nature Reserve and Beach. EARLY VIEWING ADVISED

FEATURES

- SUPERB LOCATION CONVENIENT FOR LOCAL SCHOOLS
- FRONT ENTERTAINING ROOM
- FAMILY ROOM
- STUDY
- DINING KITCHEN
- LAUNDRY ROOM WITH W.C.
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GARAGE & OFF ROAD PARKING
- GARDENS



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed door; U.P.V.C. framed double glazed window.

Front Entertaining Room 17'06" x 10'08" (5.33m x 3.25m)

Glazed door to vestibule; U.P.V.C. framed double glazed window to front; feature wall with fitted electric fire; panelled walls to dado height; wood effect flooring.

Rear Family Room 12'01" x 10'08" (3.68m x 3.25m)

U.P.V.C. framed double glazed French door and window to rear; understairs storage cupboard; wood effect flooring; vertical radiator.

Study 8'05" x 7'10" (2.57m x 2.39m)

U.P.V.C. framed double glazed window to rear.

Dining Kitchen 14'08" x 8'05" (4.47m x 2.57m)

Range of base, wall and drawer units; one and a half bowl single drainer, stainless steel sink unit with mixer tap; electric oven and integrated microwave in housing unit; ceramic hob; space for upright refrigerator/freezer; integrated dishwasher; part tiled walls; wood effect flooring; U.P.V.C. framed double glazed window to front and side.

Laundry Room/W.C. 8'01" x 5'05" (2.46m x 1.65m)

Single drainer stainless steel sink unit; plumbing for automatic washing machine; space for tumble dryer; low level W.C.; 'Worcester' wall mounted gas heating boiler; U.P.V.C. framed double glazed door and window to side.

First Floor Landing With Loft Access

Bedroom No. 1 17'00" to wardrobe x 9'00" (5.18m x 2.74m)

Two U.P.V.C. framed double glazed windows to rear; built in wardrobes to one wall with hanging rails and shelving; inset sink in vanity unit with mixer tap and drawers below.

Bedroom No. 2 13'09" x 8'05" (4.19m x 2.57m)

U.P.V.C. framed double glazed window to front.

Bedroom No. 3 13'08" x 8'08" (4.17m x 2.64m)

U.P.V.C. framed double glazed window to front.

Family Bathroom with W.C.

Suite comprising a panelled bath with mains shower above with fixed head and hand held shower attachment, pedestal wash hand basin and low level W.C.; tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Single Garage

Metal up and over door.

Gardens

Gardens are present to front and rear. The front garden is laid to lawn with extensive paved driveway providing off road parking. The enclosed rear garden is laid to lawn with paved patio area.

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 **







EPC

