



66a Gores Lane, Liverpool, L37 3NZ

£520,000

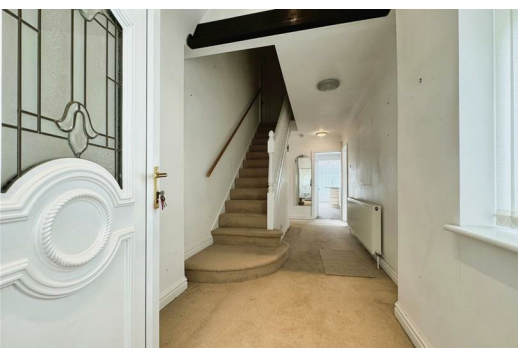
Welcome to this charming four-bedroom detached cottage located on Gores Lane in the picturesque area of Formby. Situated on a generous plot with gardens to the front, side & rear. This spacious property is the ideal purchase for a variety of buyers whether you are a downsizer or a family looking to move into the area.

Situated in a superb location just a short stroll away from Formby Village, you'll have easy access to local amenities, shops, and restaurants. The property also offers parking for several vehicles, ensuring convenience for you and your guests.

This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bathrooms, there will be no more waiting in line during the morning rush.

This delightful bungalow is being offered with no onward chain, making the buying process smooth and hassle-free. Imagine coming home to this detached cottage, with its characterful features and ample space for your family to grow and create lasting memories.

Don't miss out on the opportunity to make this property your own and enjoy the peaceful surroundings of Formby. Contact us today to arrange a viewing and take the first step towards owning your dream home.



Porch

UPVC double glazed windows & door.

Entrance hall

UPVC front door, radiator, double glazed window & storage cupboard.

Sitting room

3 x double glazed windows, radiator & electric fire.

Living room

Double glazed window & radiator.

Kitchen

Range of wall & base units, gas burning hob, electric oven, integrated microwave, integrated fridge freezer, dishwasher, tiled splash back, extractor hood & radiator.

Conservatory

UPVC double glazed door, windows & radiator.

Bedroom 1

Double glazed window, fitted wardrobes & radiator.

En-suite

Tiled wall, towel radiator, basin, WC & corner shower with electric shower.

Bedroom 2

Fitted wardrobe, double glazed window, radiator & spotlights.

WC

WC, basin, tiled wall & spotlights.

Landing

Storage cupboard

Bedroom 3

Spotlights, radiator & double glazed window.

En-suite

Double glazed window, WC, basin, tiled walls, radiator & corner shower.

Bedroom 4

Double glazed window, radiator & storage cupboard.

Garage

Up & over electric door. Sun room with UPVC double glazed doors & windows.

Externally

Driveway parking. Gardens to the front, side & rear of property with laid to lawn and mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



We believe every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Measure with Metrepro 12/2011



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