



5 Wyoming Way, Formby, L37 6FR
£220,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2022 the property still benefits with cover from its 2 year new build defects warranty and 10 year structural warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom and WC. Items of note include French doors to the rear plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 2 double bedrooms plus a family bathroom off the first floor landing.

The property has private gardens. There are 2 off road parking spaces.

Tenure - Freehold
Estate Management Fee - TBC
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

Access to ground floor accommodation. Fitted flooring.

Lounge 12'9"(max) x 11'5"(max) (3.9m(max) x 3.5m(max))

Window to the front of the property. Fitted carpets.

Dining Kitchen 14'9"(max) x 9'2"(max) (4.5m(max) x 2.8m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus a splash back. With an oven, hob, and hood. With vinyl flooring plus access to store. French doors leading to rear garden.

WC 5'10" x 2'7" (1.8m x 0.8m)

Fitted with two piece contemporary white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

Access to first floor accommodation. With fitted carpets.

Bedroom 1 11'5" x 10'9" (3.5m x 3.3m)

Window to the front of the property. Fitted wardrobes plus further store. Fitted carpets.

Bedroom 2 11'1" x 8'2" (3.4m x 2.5m)

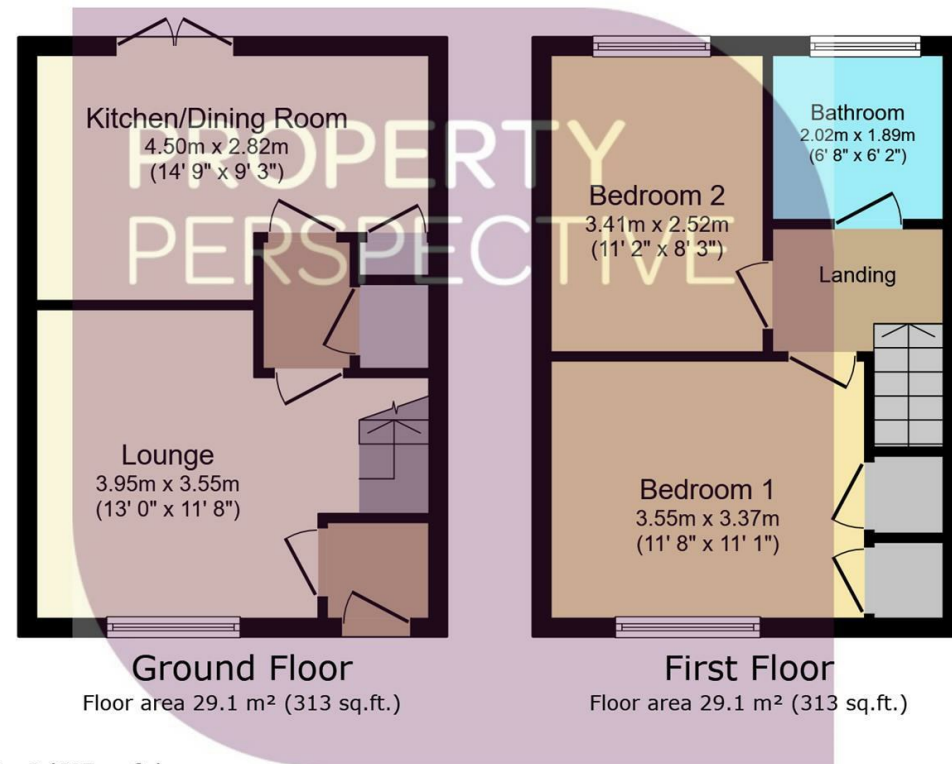
Window to the rear of the property. Fitted carpets.

Bathroom 6'6" x 5'10" (2.0m x 1.8m)

Window to the rear of the property. Fitted with three-piece contemporary white sanitary ware with tiling and vinyl flooring.

EXTERNAL

The property has private gardens. The gardens have been upgraded with extra drainage and are to be re turfed. There are 2 off road parking spaces.



TOTAL: 58.2 m² (627 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io