



**2 White Tail Close, Formby, L37 6FN**  
**£340,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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A Modern three bedroom detached property which forms part of a small cul de sac providing walled rear gardens and great access to the areas schools, amenities and shops. The accommodation is conventionally arranged across two floors and has been well maintained with tastefully decorated interior throughout. The ground floor has a cloakroom wc, good sized lounge area and a kitchen area with plenty of space for a large dining room table and chairs. The first floor has en suite facilities to the main bedroom with two other good sized bedrooms and a main bathroom. Private parking for the property is for two vehicles to the rear of the property.

### ENTRANCE HALL

Access to both main rooms, door to cloakroom, double glazed window to front aspect

### CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

### LOUNGE AREA 17'0" x 10'2" (5.2 x 3.1)

Double glaze window, carpeted flooring

### KITCHEN DINING ROOM 17'8" x 9'6" (5.4 x 2.9)

Double glazed windows and doors to rear gardens, fitted with a modern range of floor and wall units with work surfaces over, integrated appliances, space for dining table and chairs

### UTILITY ROOM 5'6" x 5'6" (1.7 x 1.7 )

Utility room with wall and base units, washing and drying facilities, door to rear gardens

### FIRST FLOOR LANDING

Loft access, carpeted flooring

### MAIN BEDROOM 13'1" x 14'1" (4.0 x 4.3)

Double glazed windows, carpeted flooring

### EN SUITE

En suite shower enclosure, low level wc, wash hand basin, heated towel rail, tiles surrounds

### BEDROOM 9'2" x 7'6" (2.8 x 2.3)

Double glazed windows, carpeted flooring

### BEDROOM 9'6" x 7'6" (2.9 x 2.3)

Double glazed windows, carpeted flooring

### MAIN BATHROOM

Matching white bathroom suite with tiled surrounds and heated towel rail

### REAR GARDENS

Walled rear gardens with lawned area, gated side access

### ALLOCATED PARKING

Private allocated parking for two vehicles

