



**18 Beechwood Drive
Formby L37 2DQ
Reduced To £299,950
Subject to Contract**



- Link Detached True Bungalow
- Gas Central Heating, Double Glazing
- Three Bedrooms, Bathroom/Wc
- Access to Adjoining Double Garage
- Formby Pine Woods in Vicinity
- Much Sought After Residential Location
- Lounge, Breakfast Kitchen & Conservatory
- Off Road Parking for Numerous Vehicles
- Established Gardens a Particular Feature
- No Chain Delay, Reduced by £20,050

Open Entrance Vestibule

Tiled flooring, secondary glazed inner door and side screen to entrance hall.

Entrance Hall

Close board panelling, built in storage cupboard and shelving to one wall, wall light points and loft access via drop down ladder and measuring 22'5" x 11' overall measurements, including areas of reduced head height and with electric and light.

Lounge

15'8" x 10'2" excluding door recess, 4.78m x 3.10m excluding door recess

Upvc double glazed window overlooking mature and established rear garden, glazed door and side screen to....

Breakfast Kitchen

15'8" x 8'7", 4.78m x 2.62m

Upvc double glazed side window, range of base units with cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer, 'Neff' electric oven with four ring gas hob and concealed extractor over. Washing machine and fridge freezer included, built in wall cupboard to recess also housing 'Potterton' conventional style central heating boiler and airing cupboard to side housing hot water cylinder. Tiled flooring, part wall tiling and square arch way providing open plan access leading to....

Conservatory

8'4" x 11'7", 2.54m x 3.53m

Upvc double glazed windows and door to rear garden with tiled flooring and wall light points.

Inner Hall

Bedroom 1

14'2" to rear of wardrobes x 9', 4.32m to rear of wardrobes x 2.74m

Upvc double glazed window to front, built in wardrobes to one wall with hanging space and shelving.

Bedroom 2

9'4" x 11'9", 2.84m x 3.58m

Upvc double glazed window, fitted wardrobes with dressing table and drawers.

Bedroom 3

8'8" x 6'5", 2.64m x 1.96m

Secondary glazed side window, fitted wardrobes to one wall.

Bathroom/Wc

5'6" x 6'5", 1.68m x 1.96m

Secondary glazed side window, three piece suite including low level Wc, pedestal wash hand basin with mixer tap and twin grip panelled bath, mixer tap and plumbed in over head shower. Tiled walls.



Outside

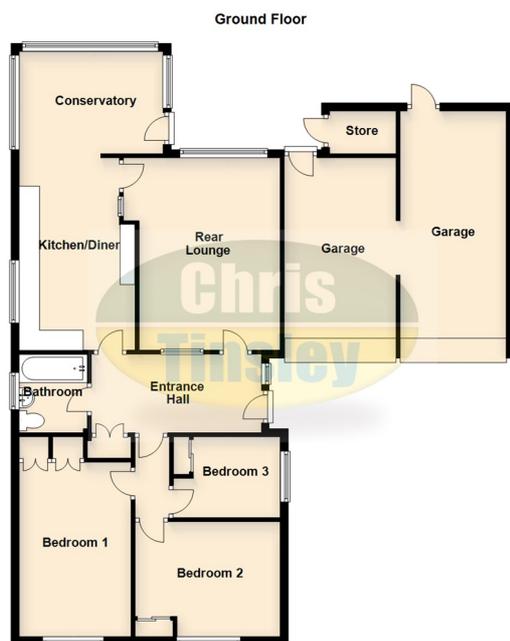
The property occupies an established and mature plot with off road parking for numerous vehicles to a flagged driveway. Gardens are arranged for ease of maintenance with well stocked borders with plants and shrubs. Access to adjoining twin garages via double up and over doors with first garage measuring 19'6" x 8'7" and second garage measuring 16'1" x 9', both with courtesy door access leading to rear garden and electric, light and power supply. The enclosed rear garden is private and in the opinion of the Estate Agent a particular feature of the property with flagged patio and well screened lawn. The established borders are stocked with a variety of plants, shrubs and trees with timber summer house and access to a useful built in brick store.

Tenure

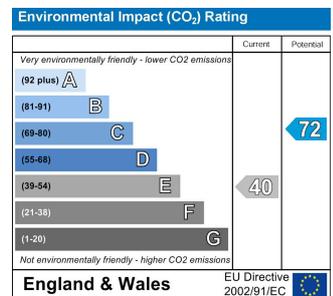
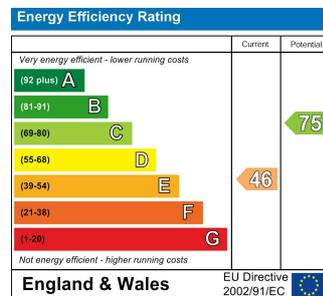
Freehold

Note

In accordance with The Estate Agents Act 1979, we advise that the vendor is a relative of an employee of Chris Tinsley Estate Agents.



Floor plans are for illustration only and not to scale
Plan produced using PlanUp



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