



3 Larch Way, Liverpool , Merseyside L37 1NB
Offers in excess of £235,000

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Bluerow Homes are delighted to offer for sale an attractive semi detached true bungalow located in a cul-de-sac which is conveniently situated for Formby and Freshfield stations, local shops and benefiting from gas fired central heating, uPVC double glazing and cavity wall insulation.

The property is in need of modernisation.

Briefly comprising; side entrance, hallway, rear sitting room with living flame gas fire overlooking the lovely south facing garden, bright kitchen, dining room (bedroom 3) 2 further bedrooms and modern bathroom with shower over. Long driveway, providing plenty of off road car parking as well as a garage. There are mature established gardens to both the front and rear of the property.

Inspection recommended

Enclosed Vestibule

uPVC double glazed double doors.

Hallway

Cloaks cupboard. Cylinder cupboard. Gas fired central heating radiator. Suspended ceiling lights. Doors to all rooms.

Kitchen

11'1" x 7'10" (3.39 x 2.40)

Wall, drawer and floor cupboards Space for gas cooker, plumbing for washing machine, space for fridge/freeze. Part tiled walls. Gas fired central heating radiator. Two uPVC double glazed windows, and door leading to rear garden

Rear Lounge

16'4" x 10'5" (4.98 x 3.18)

Tiled feature fireplace with living flame coal effect gas fire which has been capped off. Gas fired central heating radiator. wall to wall uPVC double glazed south facing window overlooking the rear garden.

Front Bedroom One

11'8" x 8'8" to front of wardrobes (3.57 x 2.65 to front of wardrobes)

Built in wardrobes. Gas fired central heating radiator. uPVC double glazed window overlooking the front garden.

Front Bedroom Two/Dining Room

8'1" x 11'1" (2.47 x 3.39)

Gas fired central heating radiator. uPVC double glazed window overlooking the front garden.

Side Bedroom Three

7'10" x 7'10" (2.41 x 2.39)

Gas fired central radiator. uPVC double glazed window.

Bathroom

Three piece white suite comprising; pedestal wash basin, bath with Mira electric shower over, w.c., tiled walls, heated towel rail. Frosted uPVC double glazed window.

Gardens

Well established gardens to the front and rear. the rear laid to lawn with shrubs, evergreens, trees and enjoying a southerly aspect.

Garage

Brick built garage up and over door, electric light and power.

Driveway

Long driveway with parking for several cars.

