



Beechwood Granton Close, Formby, Merseyside, L37 3PH

Asking Price £549,950

Nothing more that you could wish for in a home!

This EXCEPTIONAL and IMMACULATE modern Executive Home is an ideal forever family home.

Within a stone's throw of both Formby Village and Formby Train Station, this 4 BEDROOM DETACHED house also benefits from being located in a quiet cul-de-sac location off the leafy Freshfield Road.

It has everything you could wish for in a home.

Externally there is driveway for several cars, a garage and to the rear are lush mature gardens and a BBQ area.

Internally the property benefits from Vestibule, Entrance Hall, Front Reception Room, Open Plan Kitchen Diner, Utility Room, and internal access to garage. On the first floor, there are 4 Double Bedrooms, 2 En suites (1 could be a Jack and Jill) and a family bathroom.

Call us to Register for your time slot on the Viewing Day: Sat 22nd Aug



Vestibule

2'7" x 7'2" (0.8 x 2.2)

Entrance Hallway

12'1" x 10'5" (3.7 x 3.2)

Tiled floor, Radiator

WC

5'10" x 4'7" (1.8 x 1.4)

Tiled floor, floating WC, floating Basin with mixer tap

Reception Room

17'8" x 14'1" (5.4 x 4.3)

Radiator, shutter blinds to bay window, UPVC Double Glazed Window

Open Plan Kitchen Diner

25'3" x 21'7" (7.7 x 6.6)

Sliding glazed door, Aluminium bi fold doors, tiled floor, kitchen island, assortment of wall and base units, integrated fridge, freezer, double oven, induction hob, extractor hood, sink with mixer tap, 2 vertical radiators, velux windows

Utility Room

9'6" x 7'10" (2.9 x 2.4)

Assortment of wall and base units, stainless steel sink, plumbing for washer/dryer

Garage

16'0" x 8'6" (4.9 x 2.6)

Electric door, Ethernet and internet hub

Landing

frosted glazed window on half landing, radiator

Bedroom 1

11'9" x 11'9" (3.6 x 3.6)

UPVC Double Glazed Window, shutter blinds, Radiator

En-suite 1

4'7" x 4'3" (1.4 x 1.3)

Fully tiled, low level WC, power shower, wash basin with mixer tap, UPVC Double Glazed Window, ladder towel rail

Bedroom 2

10'9" x 10'5" (3.3 x 3.2)

2 x UPVC Double Glazed Window, shutter blinds, Radiator, fitted wardrobes

Bedroom 3

11'5" x 10'9" (3.5 x 3.3)

UPVC Double Glazed Window, shutter blinds, Radiator

En-suite 2

4'11" x 4'7" (1.5 x 1.4)

Fully tiled, low level WC, power shower, wash basin with mixer tap

Bedroom 4

10'5" x 10'2" (3.2 x 3.1)

UPVC Double Glazed Window, shutter blinds, Radiator

Family Bathroom

10'2" x 11'9" (3.1 x 3.6)

Fully tiled, bath, power shower, UPVC Double Glazed Window, shutter blinds, ladder towel rail, basin with mixer tap, floating WC

Rear Garden

Lush mature gardens, laid to lawn, flagged BBQ area

External Front

Block Paved Driveway for several cars, leading to garage, decorative slate and stone

