



## 10 Sandringham Road, Liverpool, Merseyside L37 6EQ

Asking Price £295,000

A rare and brilliant opportunity to purchase a 3 BEDROOM semi detached TRUE BUNGALOW in the heart of Formby.

This well maintained and good sized property provides potential buyers with many, if not all, of the aspects required of a bungalow purchaser.

Internally the property is situated on a ground floor only and has an entrance hall, 3 Bedrooms, WC, Bathroom, Lounge, Kitchen and Summer Room/Conservatory.

The rear garden is substantially laid to lawn with a patio and allotment area. To the front there is off road parking (4+cars) on a driveway which leads to the garage.





Hallway

20'0" x 5'6" (6.1 x 1.7)

Bright entrance hallway with radiator

Lounge

16'8" x 12'9" (5.1 x 3.9)

UPVC double glazed window, radiator, gas fire in marble fire surround and hearth, access to conservatory

Kitchen

UPVC double glazed windows, radiator, range of wall and base units ,granite worktops with stainless steel sink and mixer tap gas range with extractor fan above, space for Fridge freezer and dish washer , plumber for washwer/dryer,

Conservatory

15'1" x 10'2" (4.6 x 3.1)

Large conservatory leading onto rear garden

Bedroom 1

11'1" x 9'10" (3.4 x 3.0)

Bedroom 2 Study

10'5" x 7'6" (3.2 x 2.3)

UPVC double glazed window and radiator

Master Bedroom

12'9" x 11'5" (3.9 x 3.5)

UPVC double glazed window, radiator and range of fitted wardrobes

WC

5'2" x 2'7" (1.6 x 0.8)

UPVC frosted double glazed window, low level WC part tiled walls and tiled floor

Bathroom

5'6" x 5'2" (1.7 x 1.6)

UPVC frosted double glazed window, paneled jacuzzi bath with shower over, vanity wash hand basin with storage below, chrome ladder towel rail, fully tiled walls

Outside

To the rear of the property is a generous private garden with patio area lawn and shrubs and trees. To the front of the property there is a driveway with parking for 4 or 5 vehicles leading to a single garage

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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