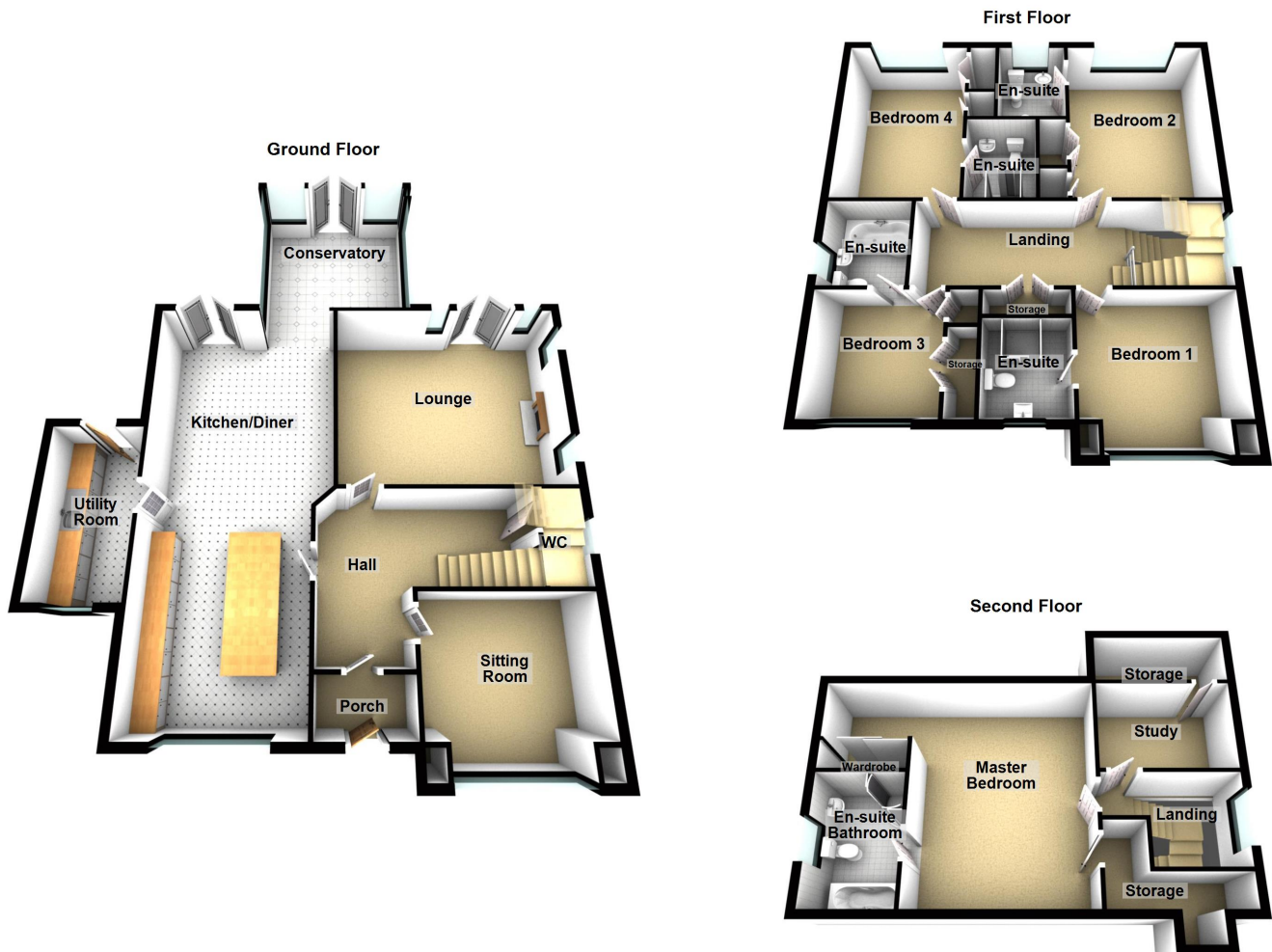




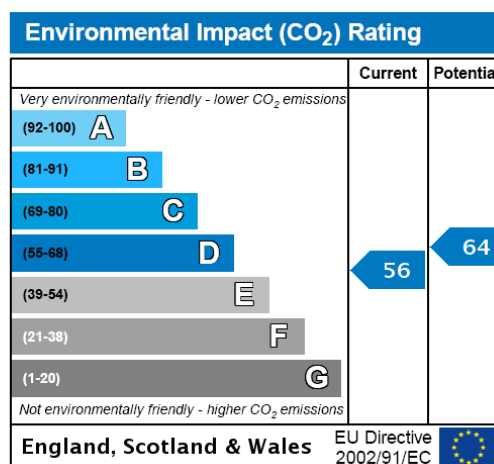
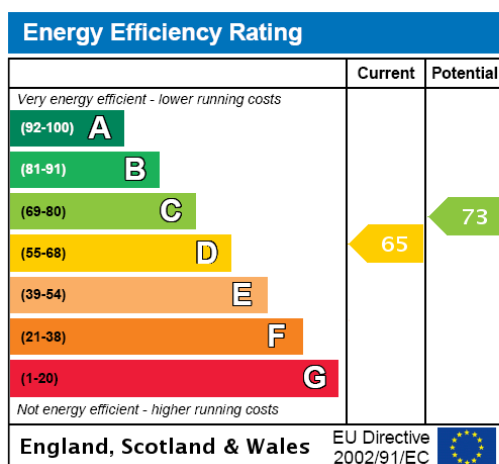
- 5 Bedroom Detached family home
- Private electric gated entrance
- Three reception rooms
- 5 En Suite bathrooms
- Centrally heated
- Double glazed





Rose Path, Formby

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



NEW!!! "ANY HOUR" Viewing Booking System - Visit Logicstates.co.uk to book and confirm your viewing online instantly.

Logic are offering for sale this 5 Bedroom Detached family home, situated within a private, electric gated development of only three neighbouring properties. This property benefits from having three receptions rooms and each bedroom having its own En Suite. Rose Path is close to local amenities and is just a 10 minute walk into the centre of Formby Village. Rose Path also benefits from being 0.7 miles to Formby Train Station and 400 ft from the closest bus stop.

The accomodation comprises of:

Ground Floor:

Porch

Entrance Hall - Oak door and porcelain tiled floor with under floor heating,

Lounge - 16'1 x 14'6 - Double glazed Wooden french doors with side windows to rear garden

Second Reception Room - 11'7 x 11 - Double glazed wooden window to front and underfloor heating.

Kitchen - 30'9 x 13'5 - Double glazed wooden window to front with French doors leading to the rear patio. Granite work surfaces, central Island with built in drawers and cupboards, five ring gas hob, two inset stainless steel sink units, fitted AEG microwave, fitted AEG coffee maker, two fitted AEG ovens, plumbed American fridge with ice maker, porcelain tiled floor with underfloor heating, open to:

Conservatory - 11'1 x 12'4 - UPVC double glazed windows with obscure glazed roof, porcelain tiled floor with underfloor heating, French doors leading to the garden.

Utility - 12'6 x 6'7 - Double glazed obscured wooden window to front and marble worksurfaces with inset sink unit, plumbed for washing machine, space for dryer, porcelain tiled floor, underfloor heating.

Cloakroom - Double glazed wooden window, Villeroy and Boch wash basin with mixer taps, low level wc, porcelain tiled floor.

First Floor:

Landing - Obscure glazed window

Bedroom 1 - 11'8 x 11'1 - Double glazed wooden window to front

Ensuite - 6'9" x 6'0" - Double glazed obscure window, double walk in shower cubicle, low level wc, feature heated towel rail.

Bedroom 2 - 14'7 x 11'1 - Double glazed wooden window to rear, two built in wardrobes.

Ensuite - Double glazed wooden window, panelled 'P' shaped bath with shower over, low level wc, heated ladder towel rail.

Bedroom 3 - 9'10 x 8'10 - Double glazed wooden window, built in wardrobes.

Ensuite Double glazed wooden window, panelled 'P' shaped bath with shower over, low level wc, heated towel rail.

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Bedroom 4 - 14'7 x 10'2 - Double glazed wooden window, built in wardrobes.

Ensuite - Double shower cubicle, vanity wash basin, low level wc, heated towel rail, tiled floor and tiled walls.

Second Floor - Velux window.

Master Bedroom - 13'6" x 17' Five velux windows, range of built in wardrobes, walk in closet with shelving and undereaves storage.

Office/Study - 7'9" x 10'1"

Ensuite - 9'8" x 6'2" - Double glazed obscure wooden window, oval whirlpool bath, walk in corner shower cubicle, low level wc, heated towel rail.

Exterior

Electric Gated Entrance

Front Garden

Driveway providing parking for several cars,

Detached brick built double garage - 19'5" x 18'9"

Rear Garden with Patio area

As well as your obligation if applicable to pay our commission or fees we may also receive a commission, payment, fee or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you.

We believe you may benefit from using the services of the following providers..

TRB Financial Services, the Provider, who are Independent Mortgage advisors and Protection Consultants.

Should you decide to use the services of an introduced mortgage advisor, you should know that we would expect to receive a referral fee of approximately £200 from them for recommending you to them.

We believe you may benefit from using the services of Home Legal Services, Liverpool City Centre, Morecrofts Solicitors, Crosby, Michael Rose & Baylis Solicitors, Liverpool City Centre, Kennan Doyle Solicitors, Bootle and Woodward's Solicitors, Ormskirk, who are all solicitors/conveyancers.

Should you decide to use the services of an introduced solicitor/conveyancer, you should know that we would expect to receive a referral fee of between approximately £100-£150 from them for recommending you to them.

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