



# Andrews Lane

Formby, L37 2EW

**£25,000**

\*\*\*\* AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026 \*\*\*\*

\*\*\*PRICE ON APPLICATION\*\*\*

Flexi Agent are proud to present this stunning four-bedroom detached home, available exclusively for The Open 2026. Located in the highly desirable area of Formby, this spacious and beautifully presented property is just 7 miles from Royal Birkdale Golf Club, with other renowned courses such as Hillside Golf Club also within easy reach. A variety of local amenities—including shops, restaurants, and Formby's beautiful beach—are all just a short distance away.

The ground floor offers a welcoming entrance hallway leading into a bright and spacious open-plan kitchen, lounge, and dining area with double doors opening out to the garden—perfect for relaxing or entertaining during the tournament. There is also a separate front reception room, under stairs storage, and a utility room with WC.

Upstairs, the property features four generously sized double bedrooms, one of which benefits from an en suite bathroom. A sleek, modern three-piece family bathroom and a convenient landing storage cupboard complete the first floor.

Externally, the home boasts private driveway parking, and a sun-drenched back garden ideal for unwinding after a day at the golf.

Viewings available upon request

## Viewing

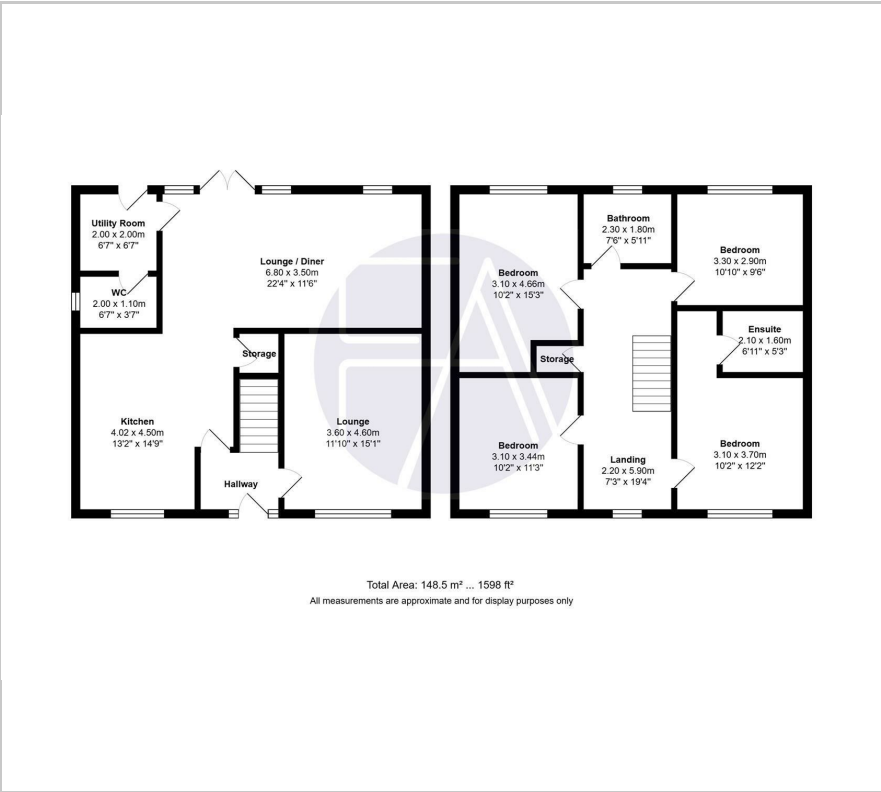
Please contact our Flexi-Agent Southport Lettings Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

\*\*\*\* AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026 \*\*\*\*

\*\*\*PRICE ON APPLICATION\*\*\*

- Four bedrooms, Detached, Circa 1598 sqft
- 7.4 miles from Royal Birkdale Golf Club
- Open plan kitchen/lounge/diner
- Front reception room and utility
- En Suite and bathroom
- Driveway parking
- Sun catching rear garden
- Viewings available upon request

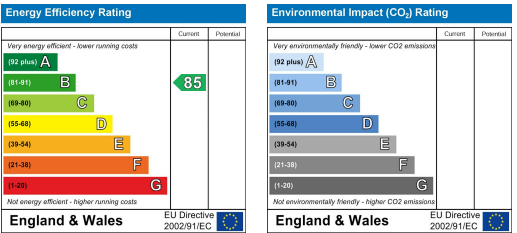
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.