

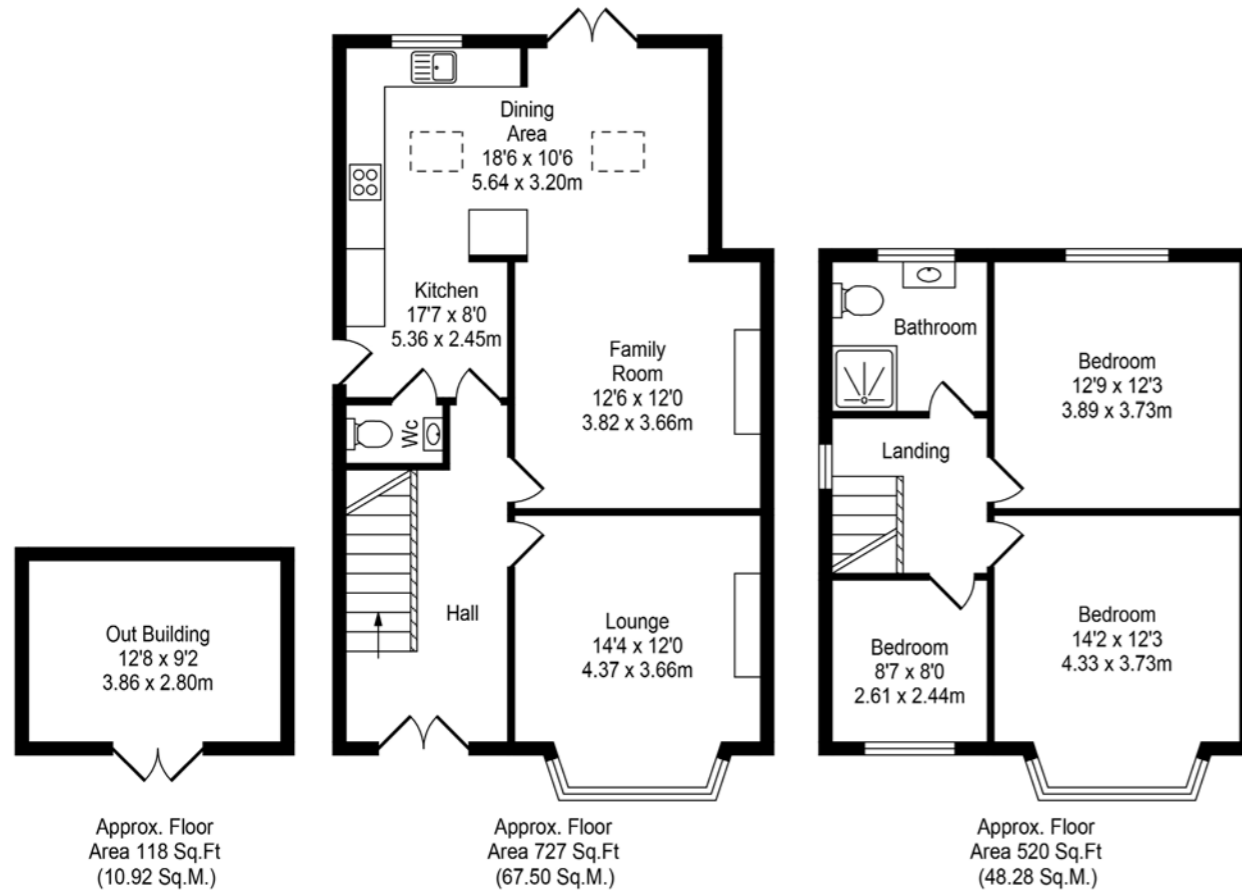


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 ESTATE AGENTS

Total Approx. Floor Area 1364 Sq.ft. (126.70 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Liverpool Road, Formby
 Asking Price £375,000



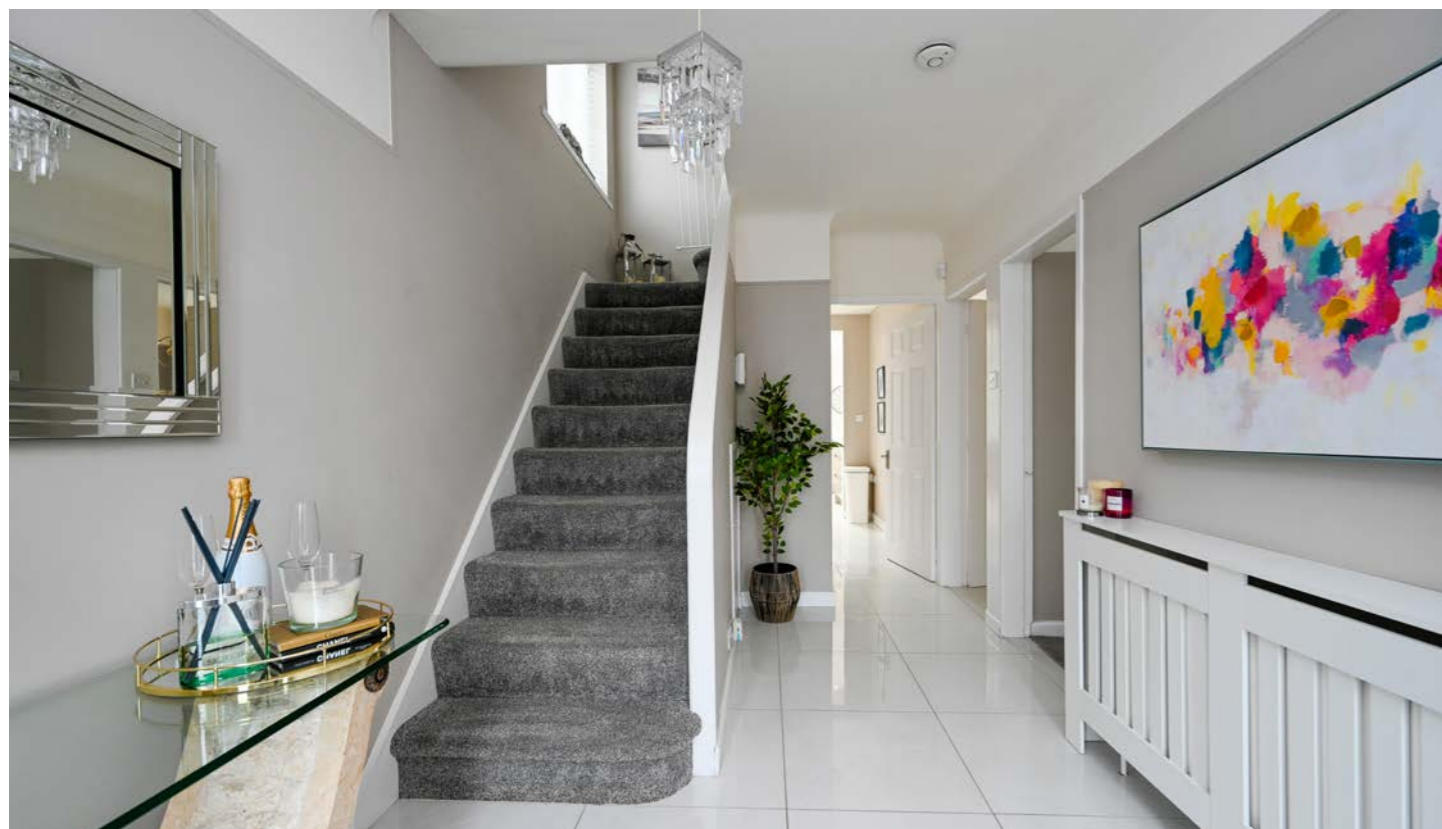
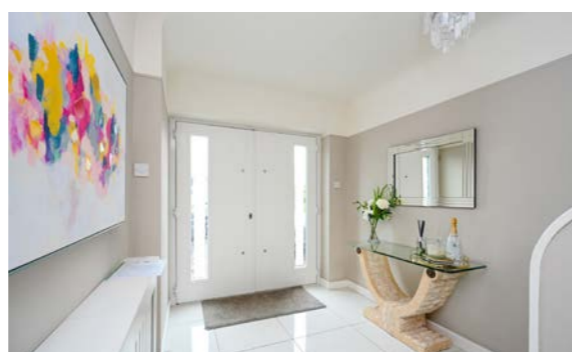
This beautifully presented and skilfully extended semi-detached home has recently undergone a comprehensive series of refurbishments, offering a very high standard of finish with tasteful decor and high-quality fixtures and fittings. With an impressive 1364 square feet of living space, the property features an abundance of natural light, creating a fabulous flowing floor plan.

Perfect for modern-day living, the home boasts a wonderful open-plan family living space and kitchen that opens up to the gardens, providing an ideal setting for entertaining. The accommodation highlights include a welcoming reception hallway with gleaming porcelain tiled flooring, a gorgeous lounge with media wall and bespoke integrated cabinetry and a fabulous fitted kitchen with contemporary hi-gloss cabinetry, ample workspace, a breakfast bar, and top-of-the-line integrated appliances. This beautiful room seamlessly flows into a dining area and a living room, creating the perfect family space, complete with French doors that lead to the garden. On the ground floor, there is also a convenient two-piece cloaks/wc.

Moving to the first floor, you will find three delightful bedrooms, each filled with natural light and complemented by neutral decor. The family shower room is finished with an attractive modern three-piece suite in classic white, featuring a low-level wc, a shower cubicle, and a vanity basin, with stylish tiling on the walls and floor.

Externally, the property offers ample forecourt parking and an enclosed rear garden with contemporary landscaping, neat lawns, and a spacious patio, perfect for outdoor dining and entertaining. Additionally, there is a modern summer house that can be used as a gym, home office, or even a bar, providing an added bonus to this exceptional property.

Formby is a charming coastal town renowned for its stunning sand dunes, beautiful beaches, and picturesque nature reserves. The area offers a unique blend of natural beauty and modern amenities and the vibrant town center offers a variety of shops, restaurants, and cafes, providing residents with everything they need for daily living. The location is also home to several prestigious golf courses, attracting golf enthusiasts from near and far. There are also excellent transport links, making it easy to explore the surrounding areas and the cosmopolitan city of Liverpool, which is just a short drive away.





KEY FEATURES

- Beautiful Semi-Detached Home
- Three Delightful Bedrooms
- Circa 1364 Square Feet
- Fabulous Fitted Kitchen
- Spacious Enclosed Rear Garden
- Driveway Parking
- Modern Summer House
- Charming Location







