



42 Heathfield Close

Formby, Liverpool, L37 7HP

Offers in the region of £450,000



A beautifully presented three double bedroom detached residence, occupying a peaceful position within the highly sought-after Heathfield Close, Formby. This spacious and thoughtfully modernised home offers exceptional versatility and is perfectly suited to growing families, as well as those seeking dedicated work-from-home space.

Ideally located within close proximity to a number of highly regarded primary and secondary schools, convenient local amenities and just a short distance from Formby Village with its excellent selection of shops, cafés, restaurants and transport links.

The accommodation is both generous and well-balanced throughout. A welcoming porch leads into a bright entrance hallway, complete with useful storage and a modern ground floor W.C. The lounge is an impressive reception space, flooded with natural light via patio doors that open directly onto the substantial rear garden, creating a seamless flow between indoor and outdoor living.

Undoubtedly the heart of the home is the stunning open-plan kitchen and dining room, finished to a high specification and fitted with a comprehensive range of contemporary units and integrated appliances. This sociable



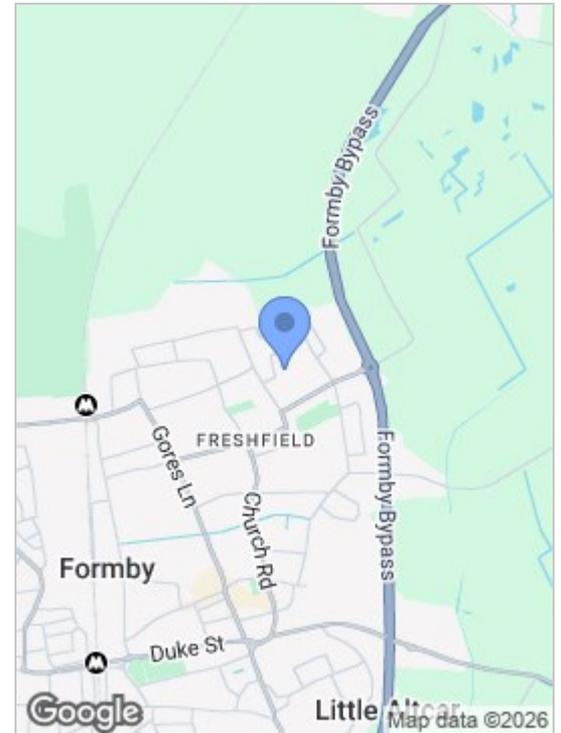
is a particular highlight, generous in size and predominantly laid to lawn, with a paved patio area perfect for al fresco dining and summer entertaining. To the front, the property benefits from off-road parking for multiple vehicles.

This is a superb opportunity to acquire a turnkey family home in a quiet and desirable location.

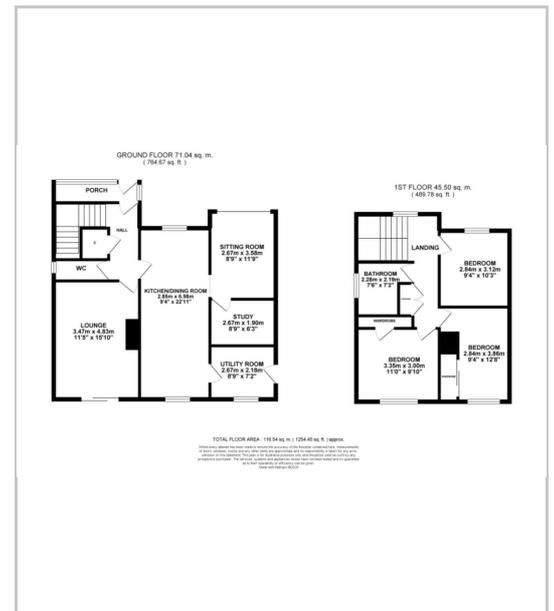
Early viewing is highly recommended to fully appreciate the quality, space and flexibility this exceptional property has to offer.

Please check the Rightmove Stamp Duty Calculator: <https://www.rightmove.co.uk/stamp-duty-calculator>

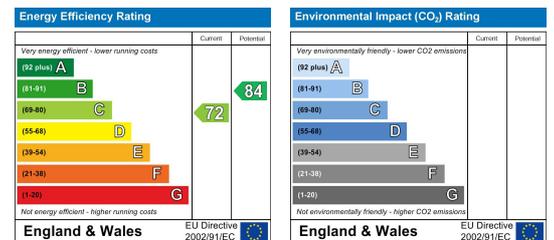
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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