



41 Elsworth Close

Formby, Liverpool, L37 2YS

Offers in excess of £600,000

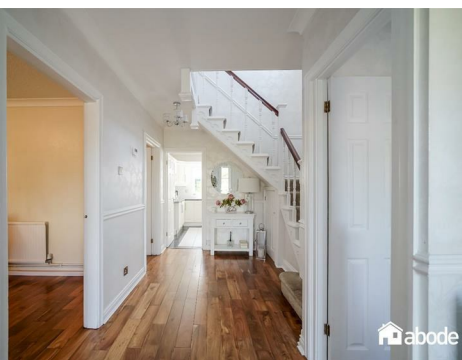


Nestled within the peaceful cul-de-sac of Elsworth Close, this exceptional four-bedroom detached residence occupies a wonderful position in one of Formby's most desirable family locations. Beautifully maintained and surrounded by established gardens, this impressive home offers generous living accommodation, a tranquil setting and the perfect balance of privacy and convenience.

Ideally situated within walking distance of both The Range High School and St Luke's Primary School, the property is also just moments from the picturesque Pinewoods, the National Trust coastline and sandy beaches, providing endless opportunities for coastal walks and outdoor recreation. Formby Village, with its excellent selection of independent shops, cafés, restaurants and transport links, is also just a short distance away.

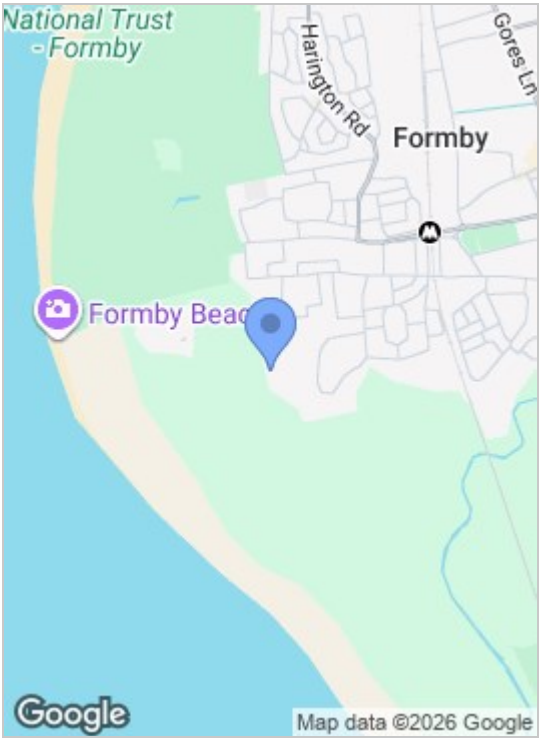
Approached via a private driveway providing ample off-road parking, the home benefits from an integral double garage, attractive front gardens and a beautifully established large rear garden offering a private and peaceful sanctuary, perfect for relaxing or entertaining.

Internally, a welcoming entrance hallway leads to a ground floor W.C., an elegant bay-fronted lounge and a formal dining room which flows effortlessly into a delightful sitting room overlooking the gardens, with doors

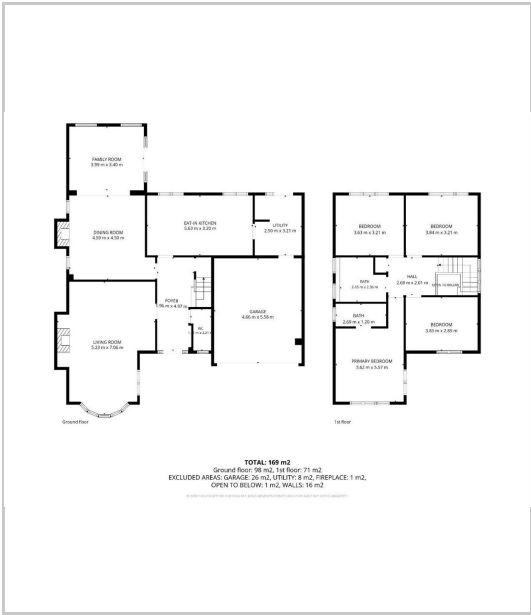


Do not forget to check the stamp duty calculator
<https://www.rightmove.co.uk/stamp-duty-calculator>

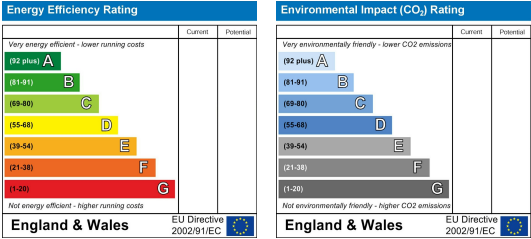
Area Map



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

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