



Altcar Road, Formby,
L37 8DR

£400,000

SM

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ESTATE AGENT

Welcome to your future home, where all it needs are some finishing touches to make it truly shine. The current owners have spared no expense in upgrading this property, from a BRAND-NEW KITCHEN and BATHROOM to REPLACEMENT WINDOWS and DOORS, along with a COMPLETE REWIRE.

Step into the spacious and bright ENTRANCE HALL, setting the tone for the rest of the house. The front-facing LOUNGE offers a peaceful retreat, perfect for unwinding after a long day. However, the real SHOWSTOPPER awaits at the rear of the property - the OPEN-PLAN KITCHEN, DINER, and LIVING SPACE, embodying the essence of modern living. With its VAULTED CEILING, BI-FOLDING DOORS, and delightful kitchen units adorned with QUARTZ WORKSURFACES and INTEGRATED APPLIANCES, this area is sure to impress even the most discerning buyer.

Upstairs, discover FOUR GENEROUSLY SIZED BEDROOMS and a stylish FAMILY BATHROOM. The modern vibe seamlessly continues from the ground floor, creating a cohesive and inviting living space throughout the entire home.

Outside, the RECENTLY FINISHED BLOCK-PAVED DRIVEWAY can accommodate several cars, ensuring ample parking space for you and your guests. The REAR GARDEN, enclosed and spacious, is ideal for playful children and pets to roam freely. Plus, thanks to its unobstructed westerly aspect, the property enjoys the late afternoon and evening sun -a perfect setting for family gatherings that extend into the evening.

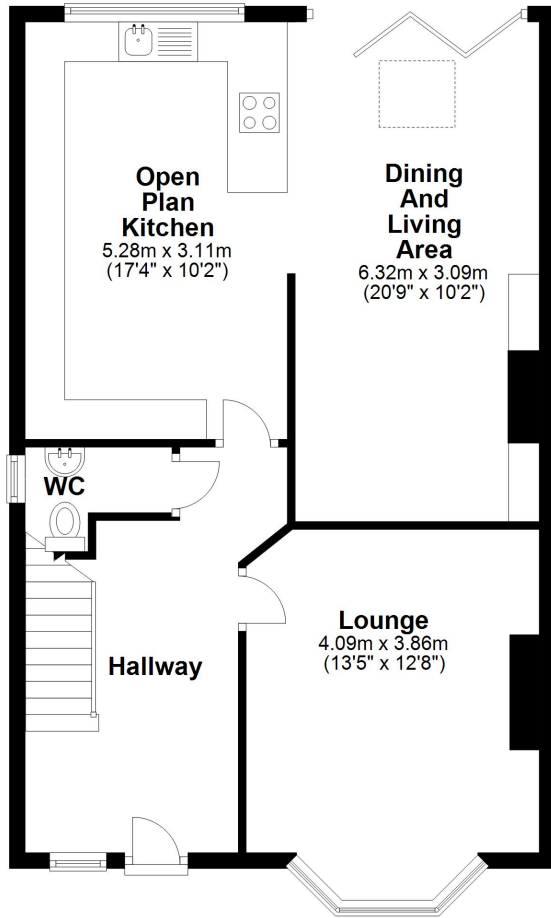
Don't miss out on the opportunity to make this house your home. Call now to arrange a viewing and experience this property first hand.





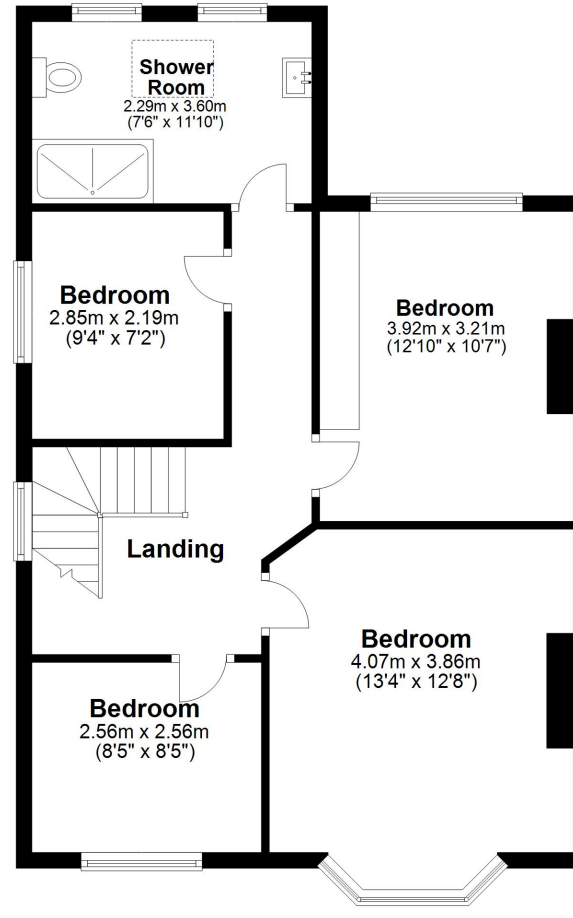
Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



Total area: approx. 131.0 sq. metres (1409.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

