



Longfield, Formby,
L37 3LD

£325,000

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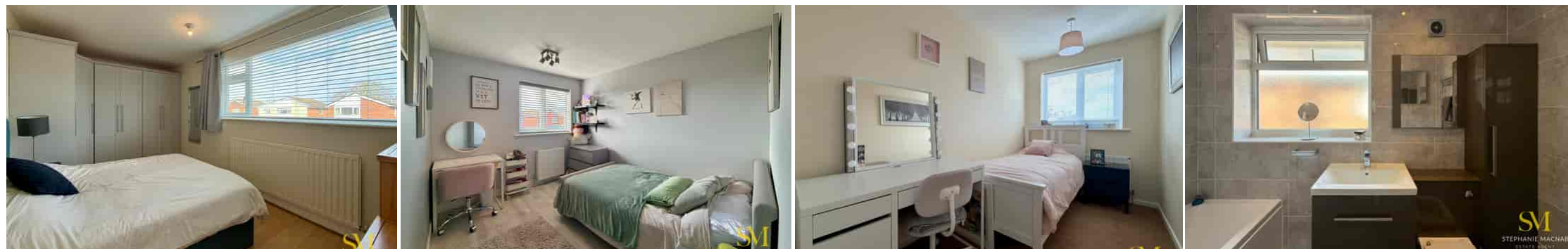
STEPHANIE MACNAB
ESTATE AGENT

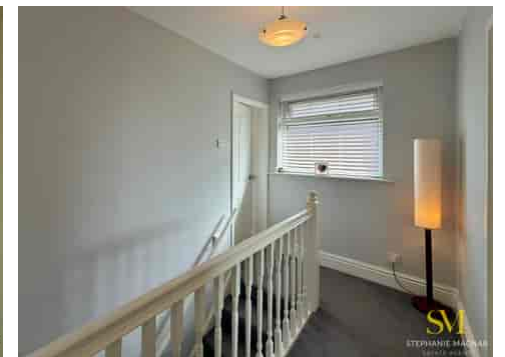
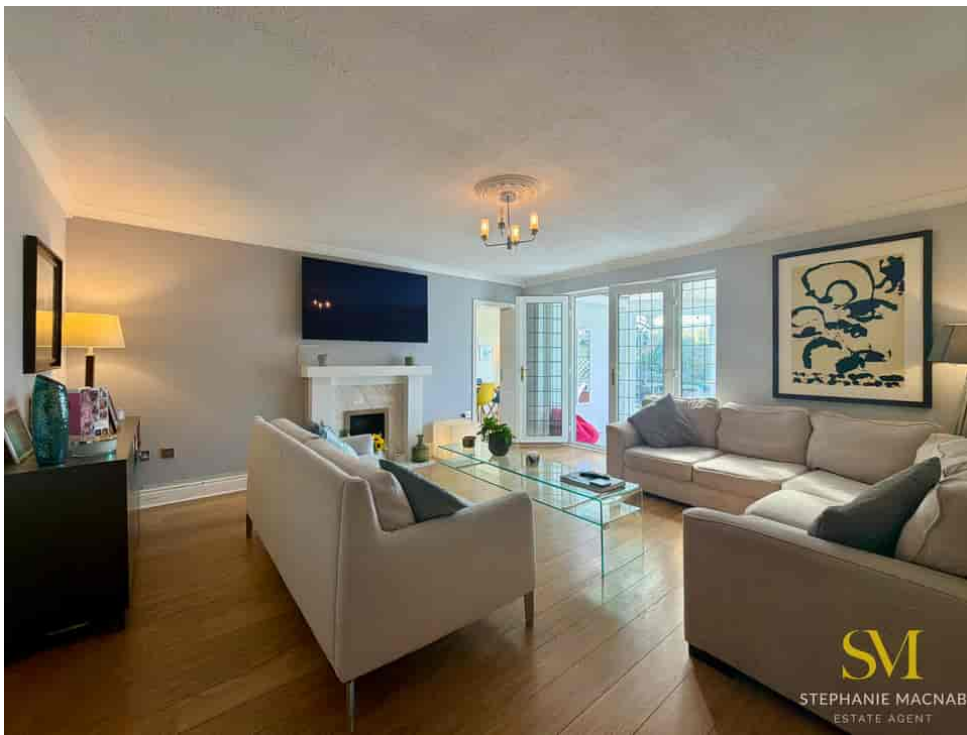
A WELL-PRESENTED, EXTENDED FAMILY HOME offering flexible living space and a WEST-FACING REAR GARDEN, ideal for afternoon and evening sun. With a practical layout, generous reception space and off-road parking, this is a home that will appeal to a wide range of buyers.

The property opens into a welcoming HALL, with a FRONT-FACING KITCHEN positioned to the front elevation. To the rear, there is a comfortable LIVING ROOM which flows through into the CONSERVATORY, creating a bright additional sitting area overlooking the garden. A separate DINING ROOM to the rear benefits from French doors opening onto the garden and provides access to the UTILITY ROOM, offering useful additional space and functionality.

To the first floor, there are THREE BEDROOMS and a FAMILY BATHROOM, all well-proportioned and neatly presented, making the property ready for immediate occupation while still offering scope for personalisation if desired.

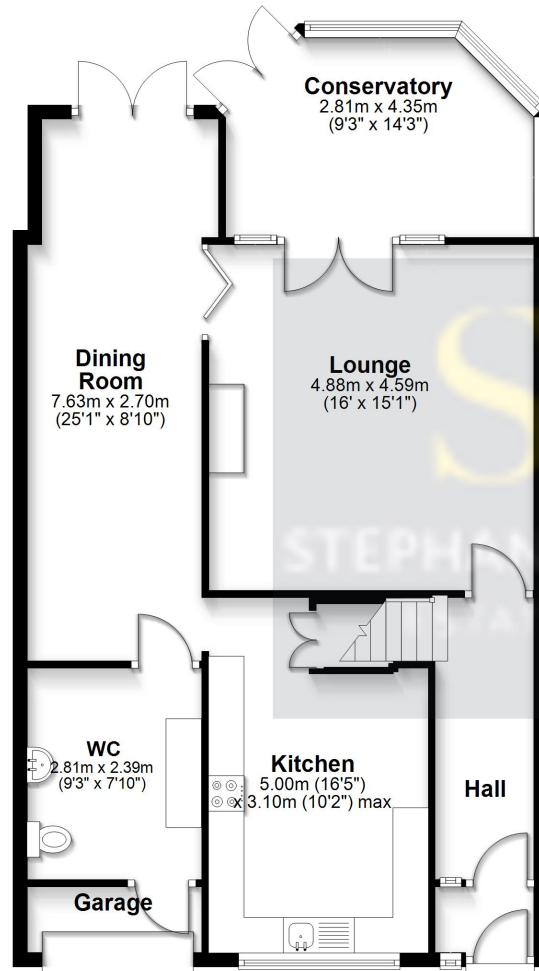
Externally, the property benefits from OFF-ROAD PARKING to the front, whilst the rear garden enjoys a WESTERLY ASPECT, providing an ideal setting for outdoor entertaining and relaxing in the sun





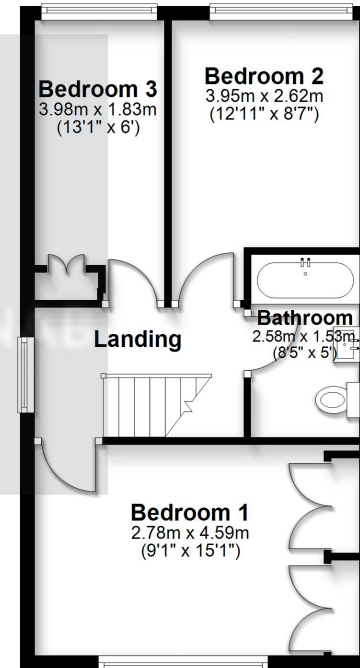
Ground Floor

Approx. 86.7 sq. metres (933.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 126.4 sq. metres (1360.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
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		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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