



Fountains Way,
Formby, L37 4HE

**OFFERS OVER
£210,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

THREE-BEDROOM SEMI-DETACHED HOME with a WEST-FACING GARDEN

Situated in a convenient location close to Redgate Primary School and local shops, this well-presented three-bedroom dormer semi-detached home offers COMFORTABLE LIVING with a generous west-facing garden—perfect for making the most of the evening sun.

Stepping inside, the spacious open-plan LIVING and DINING AREA is bright and welcoming, with patio doors leading directly to the rear garden, allowing plenty of natural light to flood in. The KITCHEN is fitted with traditional-style cabinetry and modern appliances, providing a functional and practical space for everyday use. The modern BATHROOM features a sleek white suite with stylish tiling and a rainfall shower over the bath.

Upstairs, the three bedrooms are well-proportioned.

Externally, the property boasts a good-sized DRIVEWAY with PARKING and an attached GARAGE for additional storage. The west-facing rear garden is a standout feature, offering a mix of patio and lawn—ideal for outdoor relaxation and entertaining.

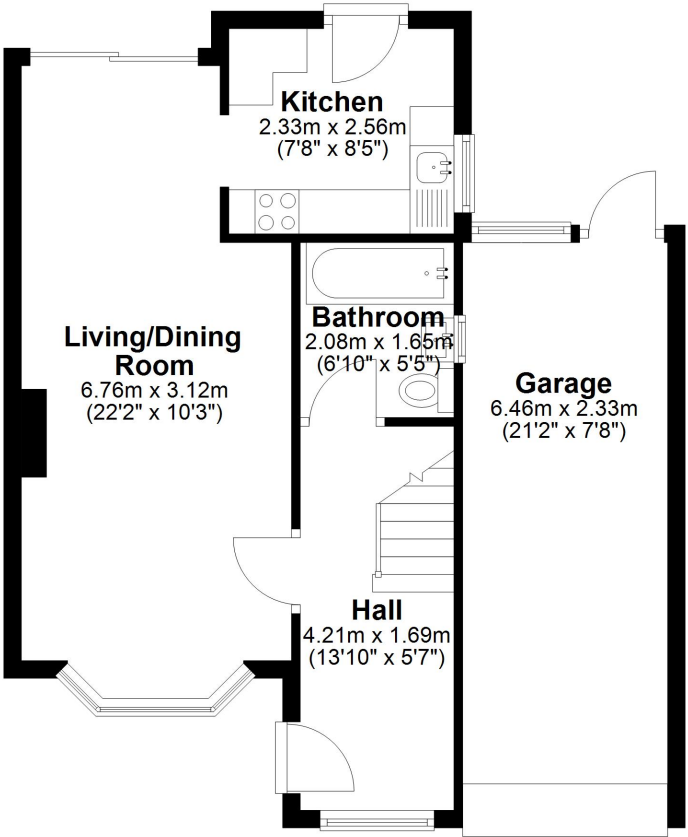
This is a great opportunity for buyers looking for a well-located home with good outdoor space. Viewings are highly recommended.





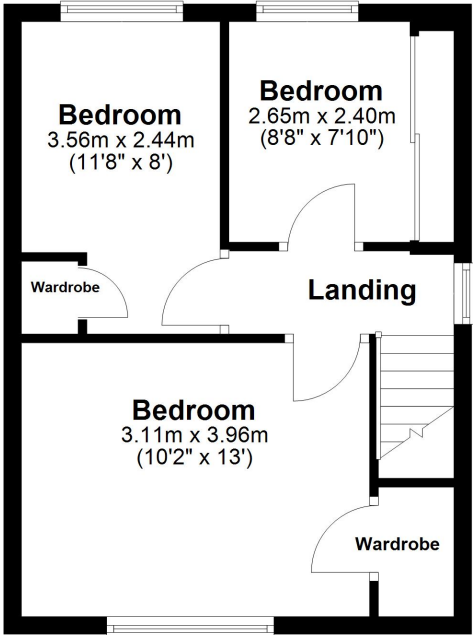
Ground Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	69	84		
A				
(81-91)				
B				
(69-80)				
C	69	84		
(55-68)				
D				
(39-54)				
E	69	84		
(21-38)				
F				
(1-20)	69	84		
G				
Not energy efficient - higher running costs				
EU Directive 2002/91/EC				
England, Scotland & Wales				

