



Victoria Road,  
Formby, L37 1LL

£4,500 pcm

SM

STEPHANIE MACNAB  
ESTATE AGENT

Upon entry, the striking presence of this UNFURNISHED home captivates with its MODERN AESTHETIC and SLEEK LINES.

The focal point is the sophisticated OPEN-PLAN KITCHEN AND LIVING SPACE, seamlessly merging with the REAR GARDEN. The LOUNGE is elegant and offers an inviting space to relax.

The GALLERIED LANDING adds to the allure, creating a captivating ambience.

Upstairs, discover FOUR BEDROOMS and THREE BATHROOMS, ensuring ample space and comfort. The main bedroom exudes tranquillity, providing a serene retreat from the hustle and bustle.

Nestled behind ELECTRIC GATES, the property boasts a DOUBLE GARAGE and OFF-ROAD PARKING for multiple cars. The enclosed rear garden requires minimal upkeep.

To arrange a private viewing, contact us at 01704 516 626. Stay connected by following us on Facebook and Instagram.







Total area: approx. 280.4 sq. metres (3018.4 sq. feet)

Permitted and Perils

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

