



Windsor Road, Formby  
, L37 6DZ

**Offers Over £260,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Presenting a cherished family home that has been lovingly maintained for over 20 years, resulting in a residence that not only exudes DESIRABILITY but also offers PRACTICALITY to suit a range of buyers.

Spanning over 1,300 square feet, the accommodation within this property is impressively spacious. Moreover, the ORIENTATION of the home is PERFECTLY POSITIONED to benefit from a delightful WEST-FACING rear garden, ensuring ample natural light throughout.

One of the highlights of this home is the bright and generous THROUGH LOUNGE DINER, offering a welcoming and airy space for relaxation and entertaining. The OPEN PLAN KITCHEN DINER is sure to captivate many potential buyers, combining functionality and style seamlessly. Additionally, a UTILITY ROOM provides practicality and convenience.

Heading upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, each providing comfortable living spaces. A recently replaced SHOWER ROOM showcases a contemporary and stylish design theme, adding a touch of elegance to the home.

Externally, the property offers OFF-ROAD PARKING for two cars, leading to a GARAGE store, providing valuable space for storage and convenience. The rear garden boasts a charming courtyard-style layout, offering a delightful variety of colours and an idyllic spot to bask in the sunshine.

In summary, this property represents a much-loved family home that has been carefully designed to meet the needs of a variety of buyers. With its spacious accommodation, ideal orientation, tastefully designed shower room, and practical features such as the utility room and garage store, this residence presents an attractive opportunity for those seeking a desirable and functional home.

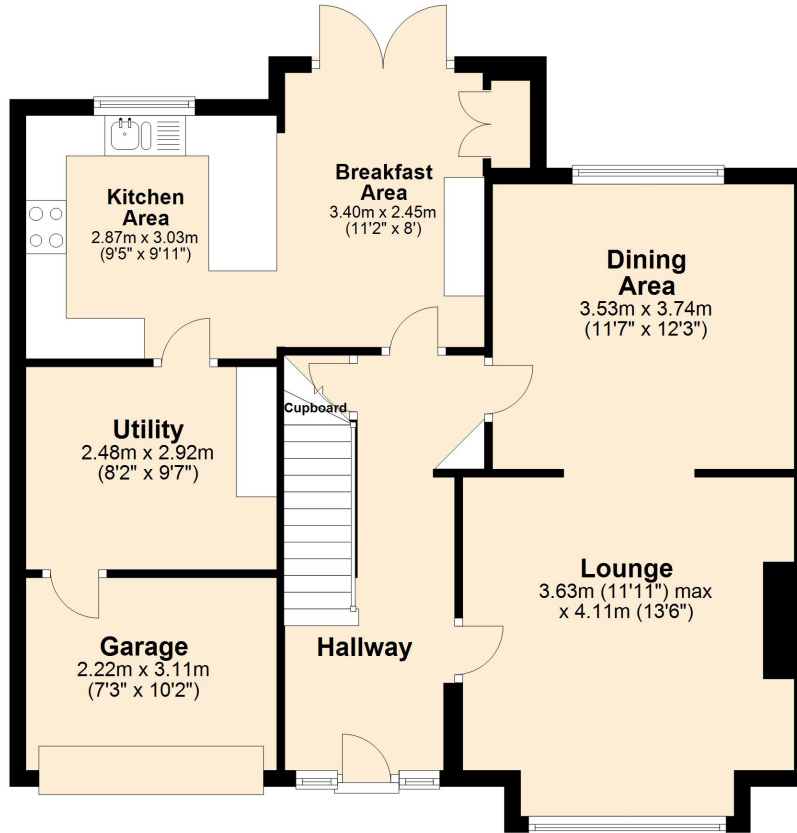
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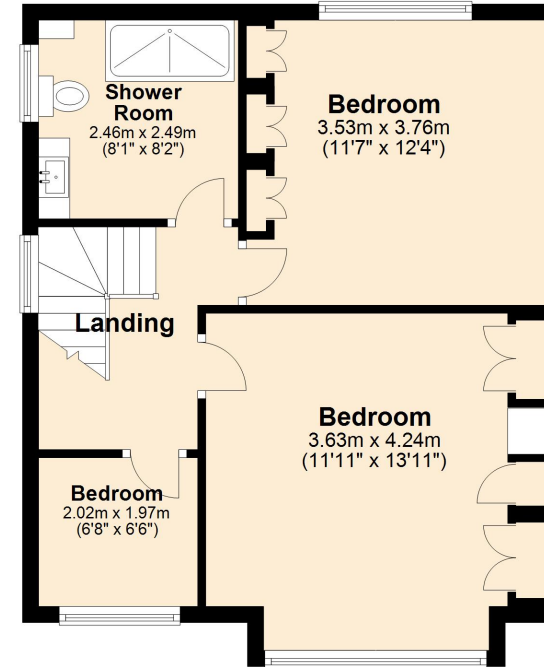
### Ground Floor

Approx. 75.8 sq. metres (815.9 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 123.6 sq. metres (1330.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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>			
		69	80
<small>EU Directive 2002/91/EC</small> <b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

