



Woodlands Road,  
Formby, L37 2JW

**Offers Over £450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

The striking KERB APPEAL is only the beginning...

The ELECTRIC GATES lead you to the block-paved driveway and the OFF-ROAD parking for several vehicles.

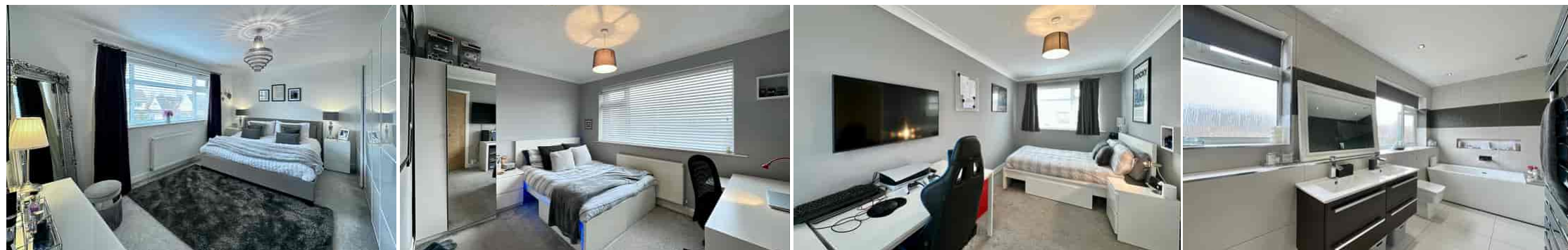
The ENTRANCE HALL is bright, spacious and welcoming. The front-facing DINING ROOM is perfect for hosting Sunday lunch, and you can retire into the SPACIOUS LOUNGE. The KITCHEN is the hub and inevitably where people will congregate. The theme is modern and contemporary, and the high table seating area is great for enjoying a coffee or glass of wine, depending on the time of day! The owners have used the SITTING ROOM for various purposes over the years, and it is currently a HOME OFFICE. The UTILITY ROOM and downstairs WC are essential rooms for a busy household.

Upstairs, there are THREE DOUBLE BEDROOMS and a larger-than-average family BATHROOM. If needed, there is the potential to create a FOURTH BEDROOM.

The enclosed REAR GARDEN is bright and sunny and has a decked area where you can relax and watch the children and pets play.

This is one NOT TO BE MISSED...

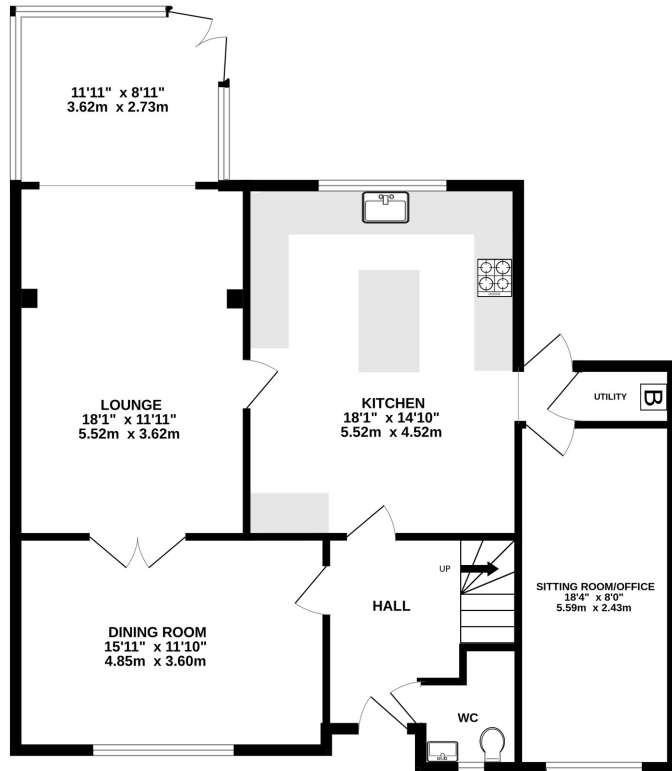
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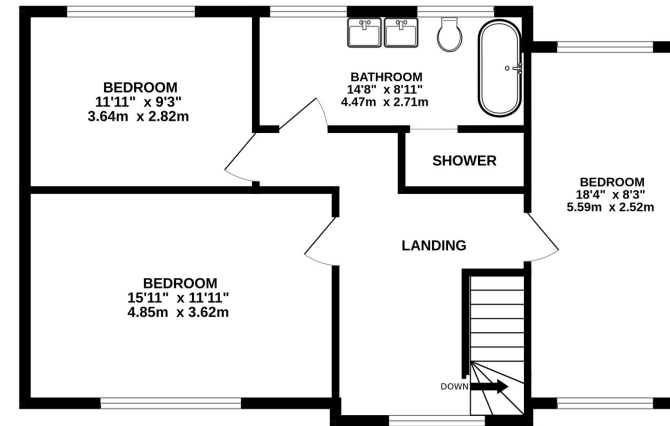




GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
England, Scotland & Wales		69	77

EU Directive  
2002/91/EC



