



Wicks Lane, Formby,
L37 2YD

£435,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to your new home, a charming CHALET-STYLE DETACHED HOUSE nestled on a GENEROUS CORNER PLOT with a coveted SOUTH-FACING ORIENTATION. As you arrive, you'll immediately appreciate the privacy afforded by the expansive plot, along with the convenience of a large driveway offering PARKING for SEVERAL CARS.

The GROSS INTERNAL AREA spans an impressive 2,100 sq ft. There is scope to extend and increase the footprint without compromising the enjoyment of the garden.

.Step inside, and you'll be greeted by the home's bright, warm, and inviting ambience. The HALLWAY guides you effortlessly into the LOUNGE and adjacent DINING ROOM, both offering picturesque views of the garden. The practical KITCHEN seamlessly leads into a CONSERVATORY, creating a flow between indoor and outdoor living spaces.

On the GROUND FLOOR, TWO DOUBLE BEDROOMS and a SHOWER ROOM provide comfort and convenience. UPSTAIRS, TWO additional generously sized BEDROOMS and a BATHROOM await, offering flexible accommodation options suitable for FAMILIES, MULTI-GENERATIONAL LIVING, or those seeking SINGLE-LEVEL LIVING.

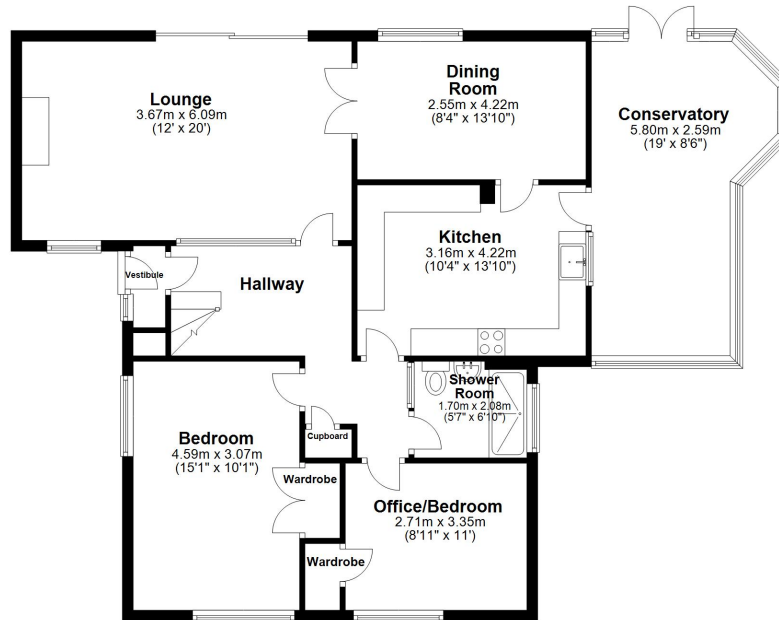
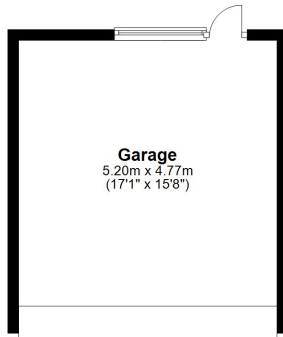
Step outside, and you'll discover a GARDEN bursting with life, as daffodils and bulbs begin to bloom, providing the perfect backdrop for outdoor enjoyment. Whether you have children, pets, or simply enjoy gardening, this garden has something to offer everyone. Additionally, the property boasts a DOUBLE GARAGE, providing ample storage space for your convenience.

Offered with NO ONWARD CHAIN, seize the opportunity to make this property your own. Call today to arrange your viewing.

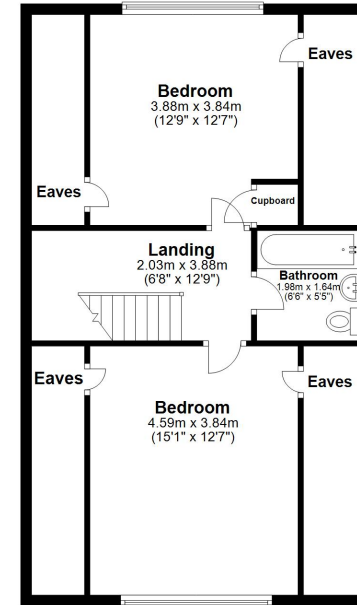




Ground Floor
Approx. 131.7 sq. metres (1417.6 sq. feet)



First Floor
Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 197.3 sq. metres (2124.1 sq. feet)

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		72	82
England, Scotland & Wales		EU Directive 2002/91/EC	

