



Wicks Green, Formby,
L37 1PP

Offers Over £540,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Be prepared to be impressed by this EXCEPTIONAL PROPERTY that is being offered with NO ONWARD CHAIN.

Spanning over 2,000 sq ft, the accommodation exudes style and functionality. Upon entry, you're greeted by an inviting ENTRANCE HALL with a convenient cloaks WC and an OFFICE/HOME STUDIO, ideal for those seeking a dedicated workspace. The SITTING ROOM boasts internal bi-folding doors leading to the MAGNIFICENT EXTENSION, where the sitting/dining area seamlessly transitions into the extensive CONTEMPORARY KITCHEN, perfect for hosting gatherings or simply enjoying everyday living in style.

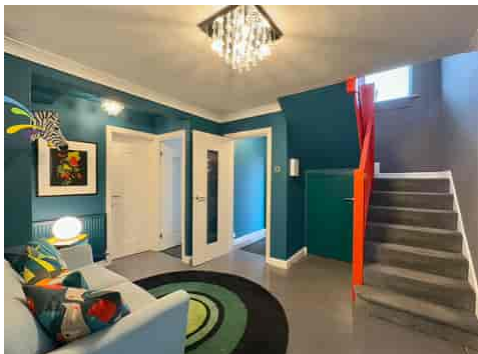
Upstairs, you'll find FOUR GENEROUSLY SIZED BEDROOMS, providing ample space for family and guests, along with a well-appointed FAMILY BATHROOM offering comfort and convenience.

Outside, the property delights with GARDENS to three aspects, meticulously maintained and thoughtfully designed for outdoor enjoyment and entertaining. With OFF-ROAD PARKING and a GARAGE store with UTILITY AREA, convenience is further enhanced, ensuring practicality for MODERN LIVING.

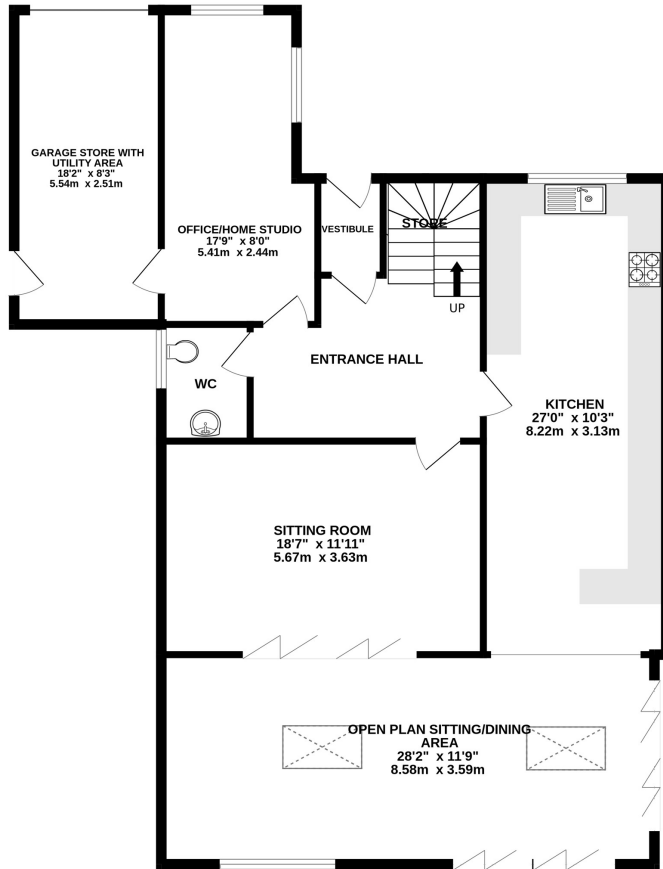
Don't miss out on the opportunity to experience the lifestyle offered by this unique property. Contact us today to arrange a viewing at 01704 516 626 and discover the epitome of contemporary living.



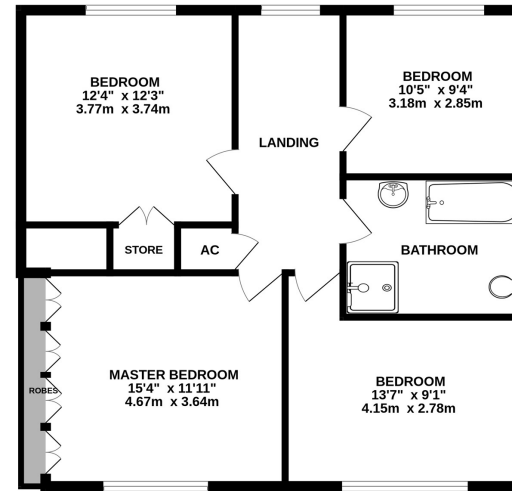




GROUND FLOOR
1292 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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 items 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+)	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>			
England, Scotland & Wales		70	81

EU Directive 2002/91/EC

