



St Annes Road,
Formby, L37 7AS

Offers Over £340,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Are you looking for a bungalow? Ever considered a Chalet style property? Well look no further, we have just the property...

This detached home is maintained to an excellent standard, and you could literally move straight in and make choices at your leisure.

The accommodation comprises - entrance hall that leads to the L-shape lounge/diner and the kitchen beyond. The master bedroom is currently being used as an additional sitting room, and the bathroom is adjacent. Perfect for single level living.

Upstairs, there are a further two bedrooms and WC.

Outside, off-road parking for two cars, which leads to the carport and garage beyond. Great for unloading the car on wet and miserable days! The rear garden is perfectly proportioned and low maintenance.

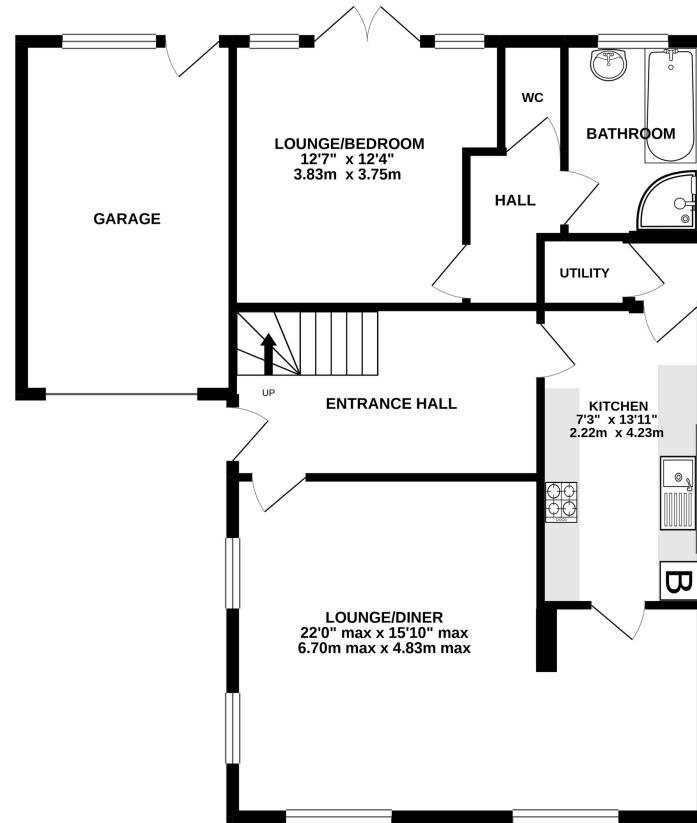
St Anne's Road is a beautiful road well-respected in the Freshfield area.

The property is being offered with NO ONWARD chain. Call to view 01704 516 626. Follow us on Facebook and Instagram.

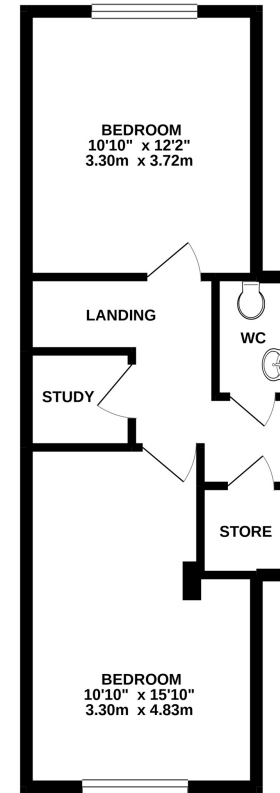




GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

