



Cartmel Drive,
Formby, L37 4HJ

Offers Over £240,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This beautiful property is FLOODED with LIGHT and BRIGHTNESS and will make a lovely home for the new owners.

The CUL-DE-SAC is friendly and welcoming, and the current vendors speak very fondly about their neighbours.

The LOUNGE has a dual aspect with French doors that can be flung open into the SOUTH-facing rear garden. The kitchen is practical and has a NEW Worcester combi BOILER installed in 2021. There is a further SITTING ROOM or a HOME OFFICE you decide...

Upstairs, there are THREE BEDROOMS and a family BATHROOM. The bathroom was fitted in 2021, creating a tranquil environment where you can relax and enjoy a soak.

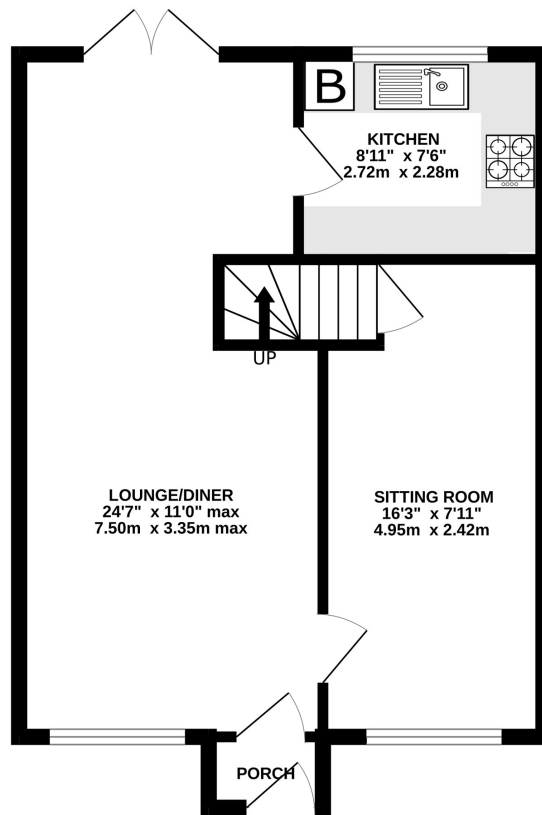
The REAR GARDEN has brought great happiness to the owners, with the SUNNY aspect and the general bloom during Spring and Summer.

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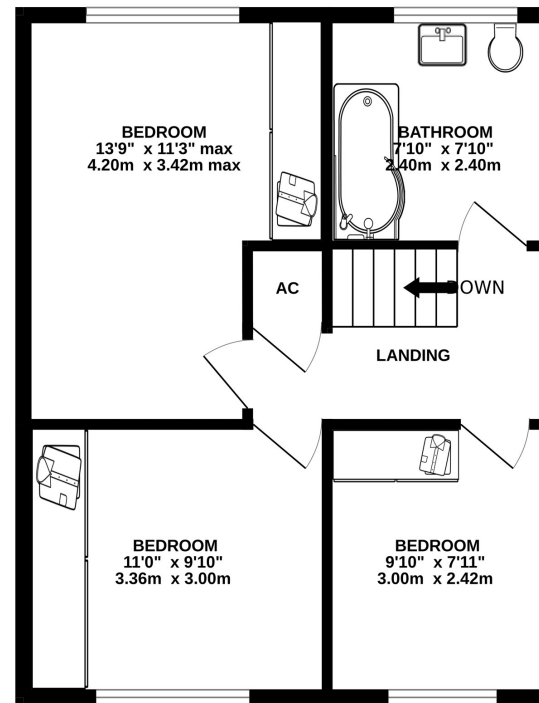




GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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