



Foxhill Close, Formby,
L37 2LQ

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled within a peaceful CUL-DE-SAC, this THREE-BEDROOM SEMI-DETACHED HOME invites you to experience the epitome of suburban tranquillity. This RECENTLY REFURBISHED property is in the ideal location, within easy access to local schools, the National Trust PINEWOODS, and the nearby BEACH, promising a lifestyle of both convenience and natural beauty.

As you step through the door, you're greeted by a bright and inviting atmosphere, starting with the spacious ENTRANCE HALL that sets the stage for what lies beyond. The through LOUNGE/DINER is bathed in sunlight streaming in from the WEST-FACING REAR ASPECT, creating a welcoming space for relaxation and gatherings. The OPEN KITCHEN, fitted with quality finishes, provides both functionality and style for your culinary adventures.

Upstairs, you'll find the bedrooms and a RECENTLY FITTED SHOWER ROOM, offering comfort and convenience for daily living.

Outside, the property offers OFF-ROAD PARKING leading to a GARAGE, housing a Worcester combi boiler installed in 2014, ensuring your comfort throughout the year. The SUNNY REAR GARDEN, enclosed for privacy, provides a perfect space for outdoor enjoyment, ideal for both energetic children and pets.

With NO ONWARD CHAIN, this property presents an opportunity not to be missed. Schedule your viewing today by calling 01704 516 616. Stay updated with us on Facebook and Instagram for the latest updates and offerings.

NB please note that some images have computer generated furniture in situ.



Virtually Staged



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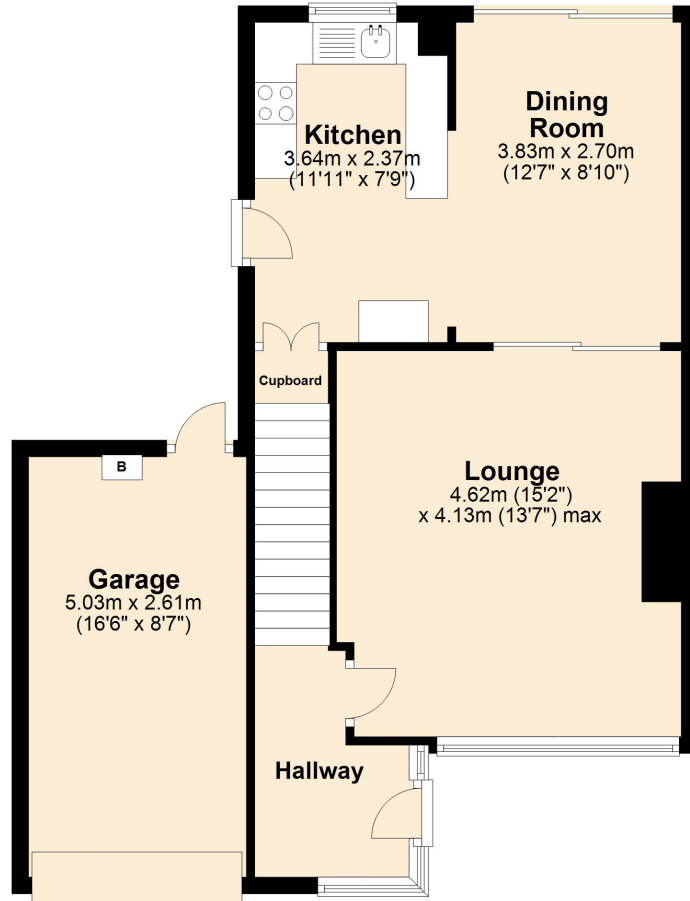


Virtually Staged



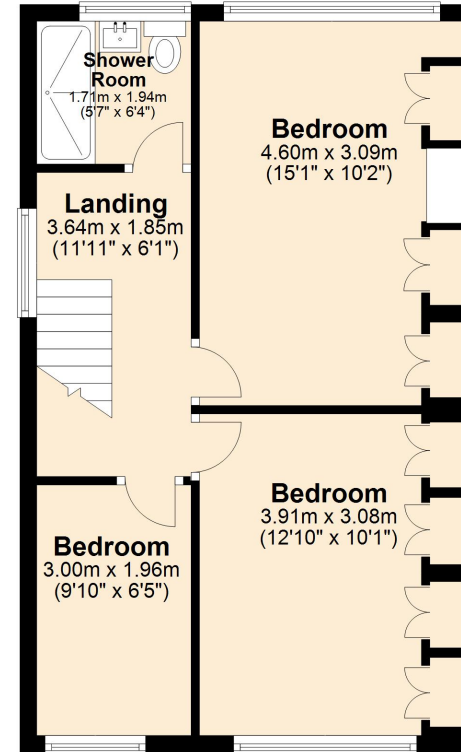
Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 103.9 sq. metres (1118.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(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	

