



Conifer Court, Phillips Lane,
Formby, L37 4BQ

Offers Over £260,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Presenting a fantastic opportunity to own a delightful GROUND FLOOR APARTMENT in the well-kept Conifer Court development, conveniently situated within easy WALKING DISTANCE to the Village.

Conifer Court is known for being well-maintained, with the residents actively involved in the upkeep of the development's appeal for everyone's enjoyment. As you arrive, you'll be greeted by lovely gardens that truly stand out. The neat lawns, with their subtle patterns and the array of colours in the flower beds, create a visual delight.

The apartment welcomes you with its own FRONT DOOR, offering a sense of individuality from the start. Step into the inviting ENTRANCE HALL, which leads you to the comfortable LOUNGE. This space is bathed in light and opens up to a pleasant WEST-FACING BALCONY, perfect for relaxation. The practical BREAKFAST KITCHEN with integrated appliances, makes everyday living effortless.

The accommodation comprises THREE BEDROOMS, and completing the layout is a convenient SHOWER ROOM.

Outdoor perks include ALLOCATED PARKING and a GARAGE, ensuring your practical needs are well taken care of.

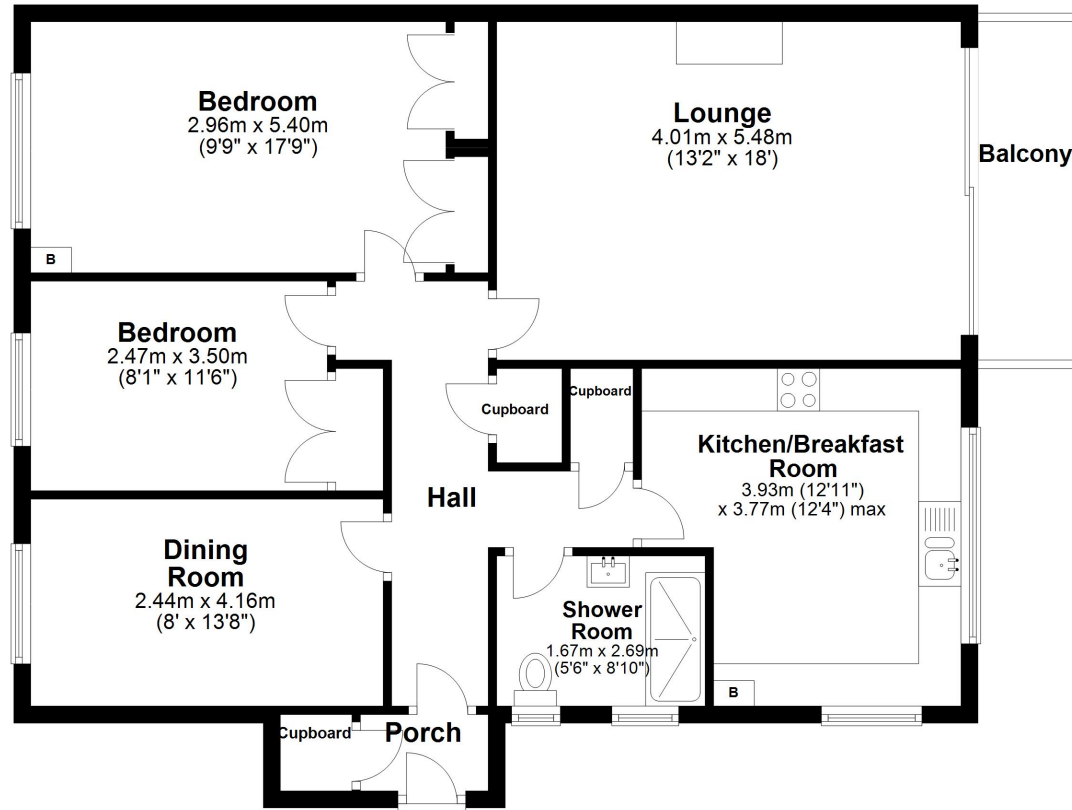
Notably, this property comes with NO ONWARD CHAIN, streamlining the buying process. We strongly encourage you to schedule a viewing to appreciate all this property offers.





Ground Floor

Approx. 91.3 sq. metres (982.6 sq. feet)



Total area: approx. 91.3 sq. metres (982.6 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		
(69-80)	C	72	78
(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	

