



York Close, Formby,
L37 7HZ

OFFERS OVER
£500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Tucked away in a leafy CUL-DE-SAC in the highly desirable Freshfield area, this MODERN DETACHED HOUSE is ready for new owners to bring it to life and make their dreams a reality.

The floorplan offers a detailed look at the property's thoughtful layout. On the ground floor, you'll find an inviting ENTRANCE HALL, a dual-aspect LOUNGE, DINING ROOM, and a BREAKFAST KITCHEN—an ideal space for both everyday living and entertaining. For added convenience, the home features a UTILITY ROOM and a downstairs WC.

Additionally, the former garage has been converted into a flexible space that can serve as a SITTING ROOM or BEDROOM, complete with a WETROOM—perfect for a family member seeking SINGLE-LEVEL LIVING.

As you ascend the stairs, you'll find FOUR BEDROOMS and a family BATHROOM thoughtfully arranged on the upper floor. The main bedroom enjoys the luxury of an EN-SUITE SHOWER ROOM, providing a private sanctuary.

Outside, the property offers OFF-ROAD parking for two cars. The REAR GARDEN, generously sized and enclosed, is a canvas for the green-thumbed, a playground for children, and a haven for pets—a true outdoor haven.

While this property awaits your creative vision and renovation, it presents a blank canvas brimming with potential. With NO ONWARD CHAIN, the opportunity to shape it into your dream home has never been more enticing.

Seize the chance to view this property and embark on a journey to transform it into your ideal home. Contact us today to arrange a viewing.

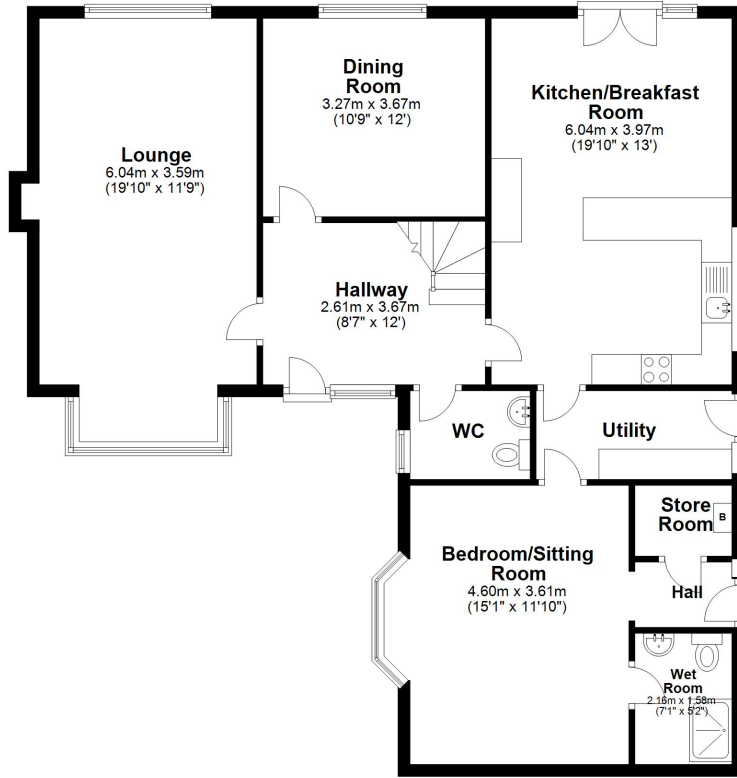






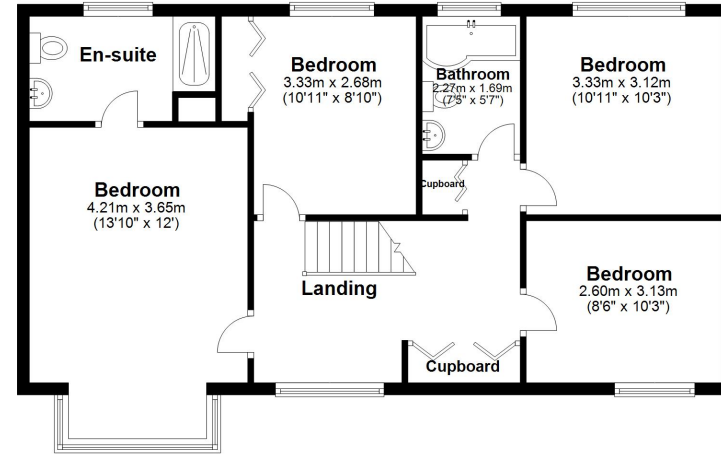
Ground Floor

Approx. 103.3 sq. metres (1112.4 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.0 sq. feet)



Total area: approx. 173.3 sq. metres (1865.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(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	