



Monks Drive,
Formby, L37 6DN

Offers Over £230,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing this delightful 3-bedroom semi-detached property, perfectly situated in a sought-after location. Boasting a bright and airy interior, this welcoming family home offers ample living space and a range of high-quality features throughout.

Upon entering the property, you are greeted by a spacious hallway which leads to the open-plan lounge, extended dining area and kitchen, providing the perfect space for entertaining guests or spending quality time with family.

The kitchen area has modern appliances and ample storage space for all your culinary needs. The dining area boasts large windows and french doors opening to the rear garden, allowing for an abundance of natural light to flood the room.

To the first floor, you will find three generously sized bedrooms, offering plenty of space and natural light, ensuring a peaceful and restful night's sleep.

Completing the accommodation is a practical ground-floor bathroom, complete with a full suite and modern fixtures and fittings.

Externally, the property benefits from a family-friendly southwest-facing rear garden, perfect for enjoying the summer months and entertaining guests. The front garden offers parking for multiple cars and access to the brick-built garage, offering excellent storage and utility services.

Overall, this warm and welcoming property is a great family home, offering stylish living in a desirable location. With its bright and airy interior, modern features and gardens, this property will tick many of the must have boxes for current buyers.

Early viewing is highly recommended to fully appreciate what this home has to offer.

Call us on 01704 516 626.

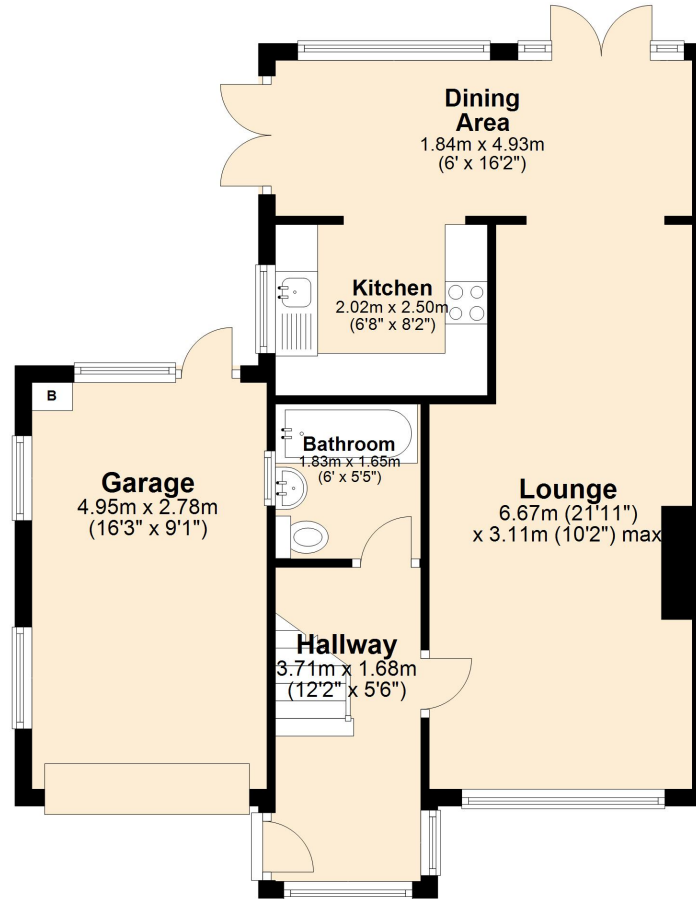
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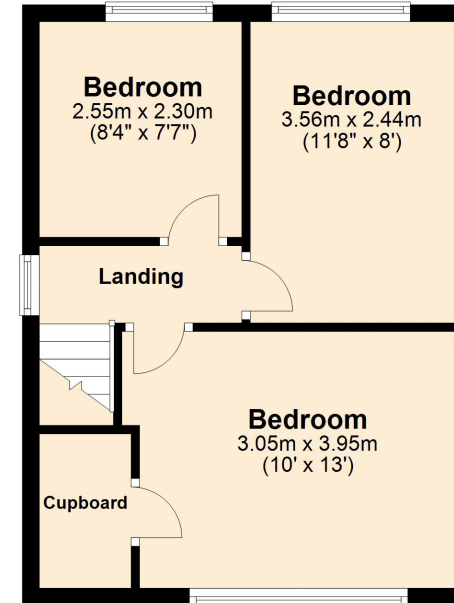
Ground Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 90.5 sq. metres (974.0 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		86
(69-80)	C		
(55-68)	D	65	
(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

