



Derwent Avenue,
Formby, L37 2JT

OFFERS OVER
£330,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Immaculately Maintained CHALET-STYLE DETACHED HOUSE with DELIGHTFUL GARDENS.

From the moment you arrive, you'll be captivated by the attractive KERB APPEAL of this immaculately maintained chalet-style detached house, surrounded by a lovely, well-tended garden brimming with colour.

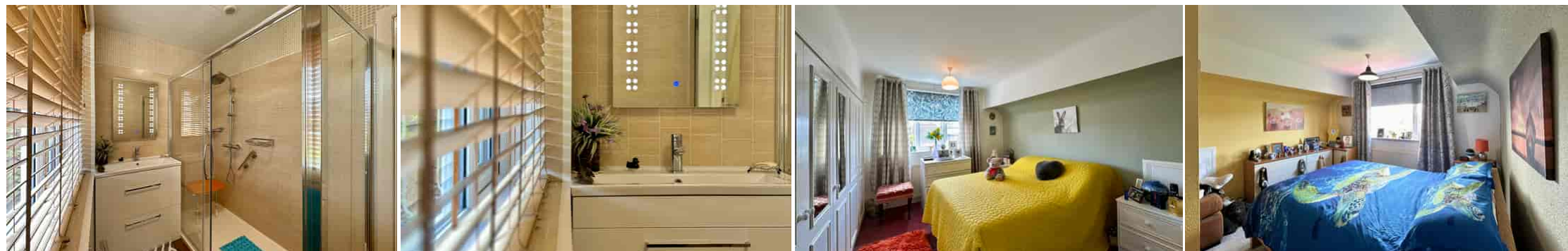
The accommodation is well-planned and flexible, suitable for SINGLE-LEVEL LIVING, with two additional bedrooms upstairs. The bright and welcoming HALLWAY sets the tone for the rest of the home. The LOUNGE and SNUG both overlook the rear garden, which is as meticulously cared for as the front. The KITCHEN is both practical and modern, perfect for all your culinary needs. On the ground floor, there's a versatile BEDROOM that can also serve as a DINING ROOM, depending on your preference, alongside a very nice SHOWER ROOM.

UPSTAIRS, you'll find TWO MORE DOUBLE BEDROOMS and a convenient WC.

One of the many highlights of this property is the delightful REAR GARDEN, which enjoys a sunny WEST-FACING aspect, perfect for those who love to bask in the afternoon sun.

Additional features include OFF-ROAD PARKING for two cars and a GARAGE, providing ample space for vehicles and storage.

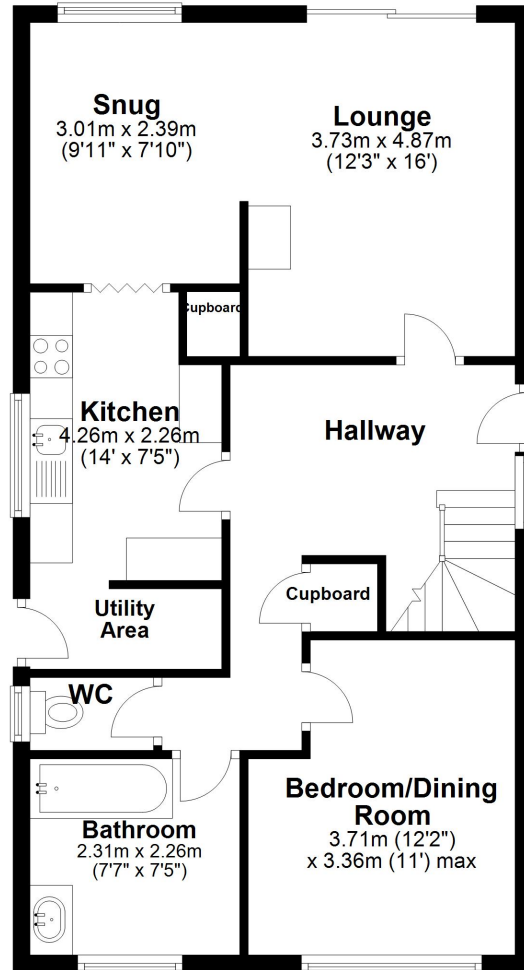
This property will not disappoint! Don't hesitate—call today to arrange your viewing at 01704 516 626.





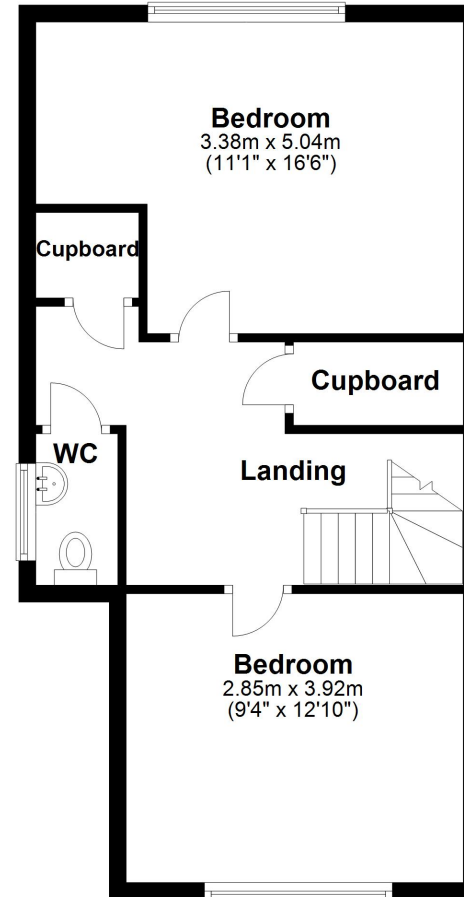
Ground Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



Total area: approx. 108.4 sq. metres (1166.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

