



Wicks Green, Formby,
L37 1PP

Offers Over £450,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled in a PRIME LOCATION mere moments away from Larkhill Lane fields, this EXCEPTIONAL PROPERTY has been meticulously RENOVATED to offer the epitome of MODERN LIVING.

Upon entry, you're greeted by a welcoming ENTRANCE HALL leading to a convenient WC. The front-facing LOUNGE bathes in natural light, creating a cosy atmosphere for relaxation. The OPEN PLAN KITCHEN/DINING AREA seamlessly combines practicality with comfort, perfect for both daily living and entertaining. A rear SITTING ROOM overlooks the tranquil garden, providing a peaceful retreat. The UTILITY ROOM is a practical addition to a busy household.

Upstairs, discover THREE generously sized DOUBLE BEDROOMS, each designed for restful nights. The BATHROOM exudes style and functionality, catering to the needs of a modern family.

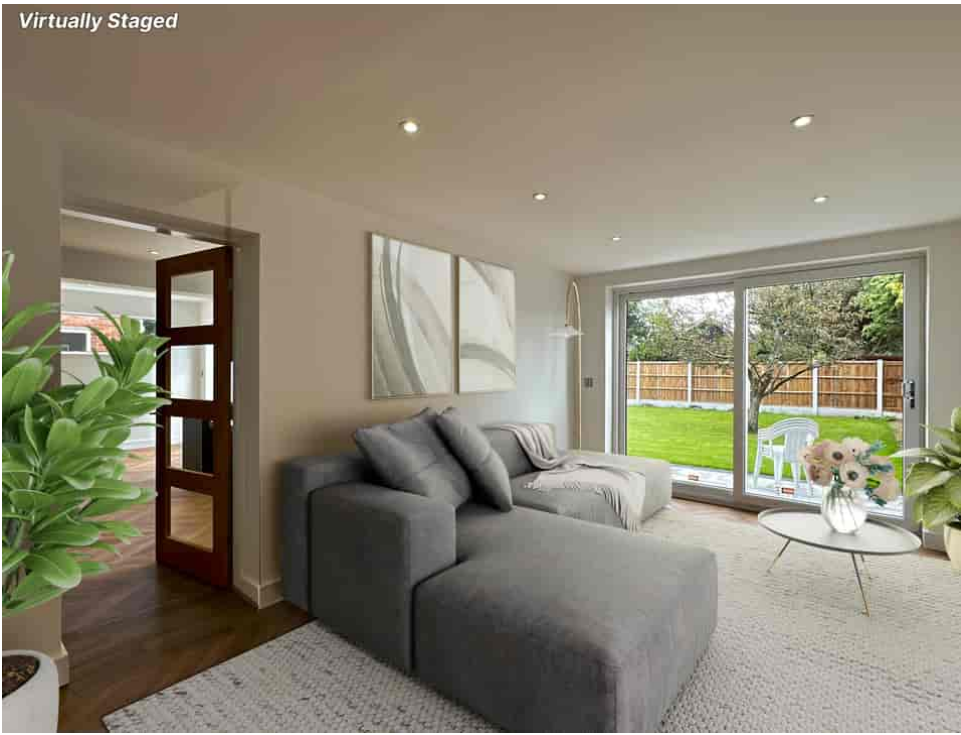
Outside, the property features a thoughtfully enhanced exterior with a BLOCK-PAVED DRIVEWAY, offering ample off-road parking leading to the GARAGE store. The enclosed REAR GARDEN provides a private oasis for leisure and play.

A standout characteristic of this property is its position, offering PICTURESQUE VIEWS overlooking the OPEN GREEN SPACE

With NO ONWARD CHAIN, seize the opportunity to make this your new home. Schedule a viewing today.



Virtually Staged



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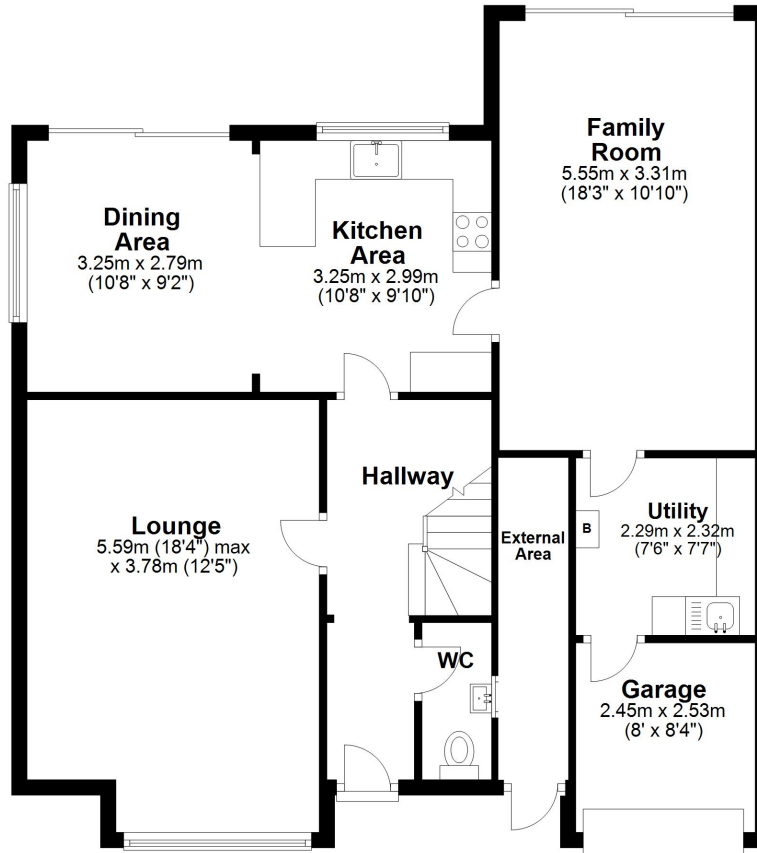


Virtually Staged



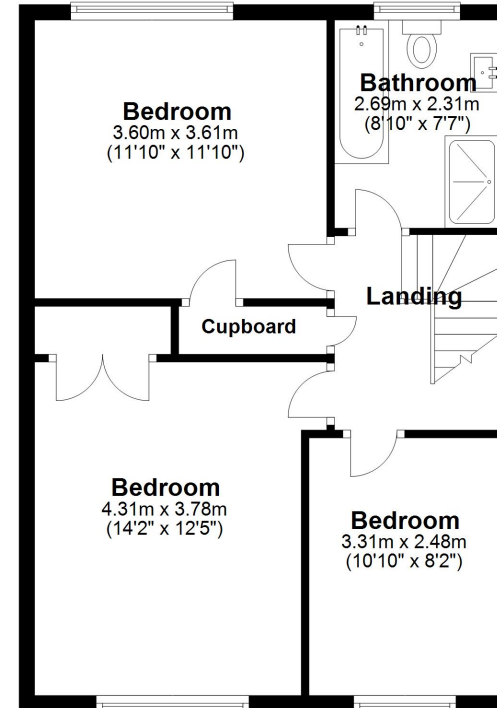
Ground Floor

Approx. 86.4 sq. metres (929.5 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 138.7 sq. metres (1493.1 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
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

