



Heathfield Close,
Formby, L37 7HP

OFFERS OVER
£400,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This DETACHED FAMILY HOME is tucked away in a quiet CUL-DE-SAC and has undergone a thoughtful programme of improvements by the current owner. A major highlight is the OPEN PLAN KITCHEN AND LIVING SPACE to the rear, created by repositioning the kitchen. The sleek, modern kitchen features high-gloss units, integrated appliances, a central island with seating, and FRENCH DOORS opening onto the SOUTH-FACING GARDEN. To the front is a SEPARATE LOUNGE, offering a cosy retreat, while a GROUND FLOOR SHOWER ROOM and WC adds extra convenience.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS and a modern shower room. The layout is ideal for families or those needing flexible home-working space. The presentation is very good, with a combination of quality flooring, neutral décor, and practical additions including built-in wardrobes.

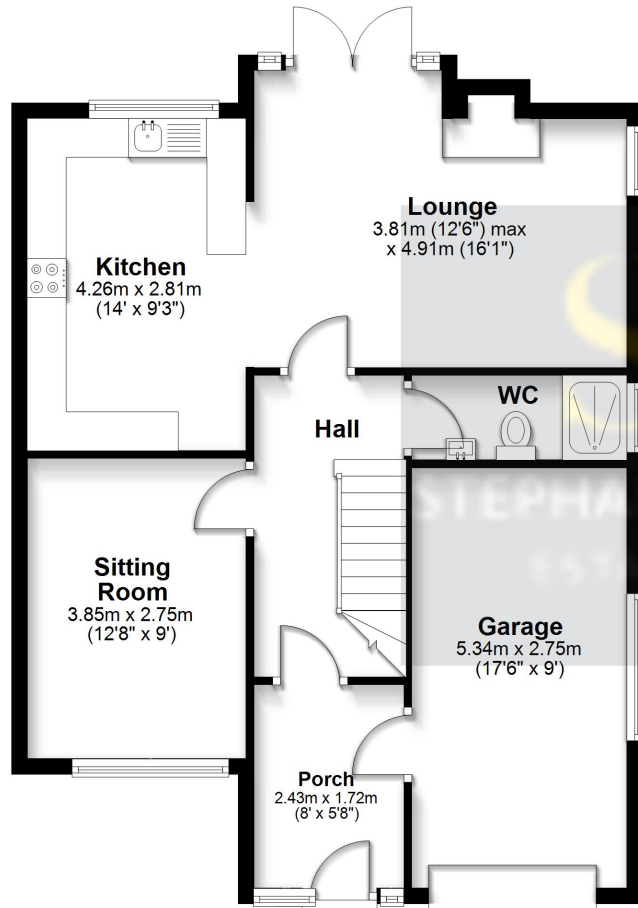
Externally, the property benefits from a NEWLY COMPLETED BLOCK-PAVED DRIVEWAY offering AMPLE PARKING, and a generous, landscaped rear garden which enjoys a SUNNY ASPECT. Call to view on 01704 516 626. Follow up on Facebook and Instagram.





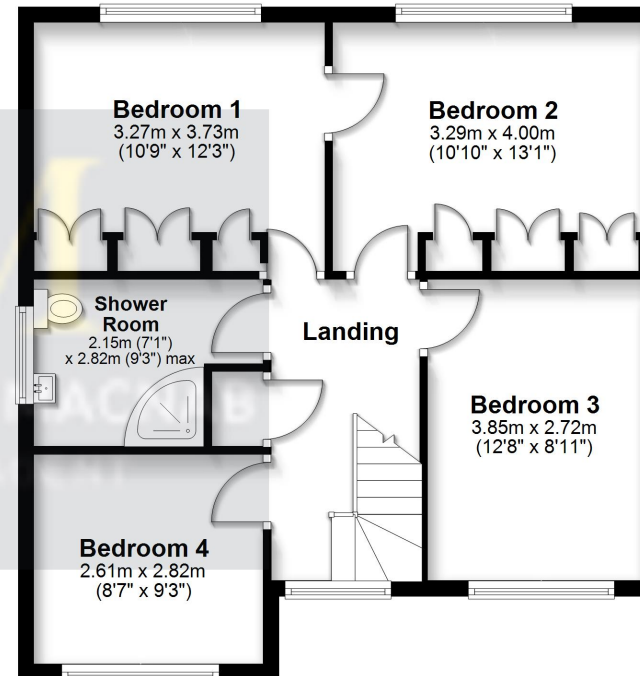
Ground Floor

Approx. 71.8 sq. metres (772.5 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.6 sq. feet)



Total area: approx. 130.8 sq. metres (1408.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

