



Greenloons Drive,
Formby, L37 2LX

OFFERS OVER
£290,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Offered with NO ONWARD CHAIN, this DETACHED home sits in a popular residential area and has been owned by the same family for over 50 years. It offers a WELL-BALANCED LAYOUT and generous room sizes, with plenty of natural light throughout.

The accommodation includes a front-facing LOUNGE with feature panelling and contemporary column radiators, a spacious DINING KITCHEN fitted with a range of cream units and integrated appliances, and a separate REAR SITTING ROOM overlooking the garden. A STUDY and UTILITY ROOM with WC adds useful practicality.

Upstairs, there are THREE BEDROOMS — main with fitted wardrobes — and a well-appointed FAMILY BATHROOM with white suite and rainfall shower. The interior has been recently redecorated in parts, with a neutral palette and updated flooring, giving a fresh but simple feel.

Outside, there's DRIVEWAY parking to the front, a GARAGE, and an enclosed REAR GARDEN with lawn, patio, and decked seating area.

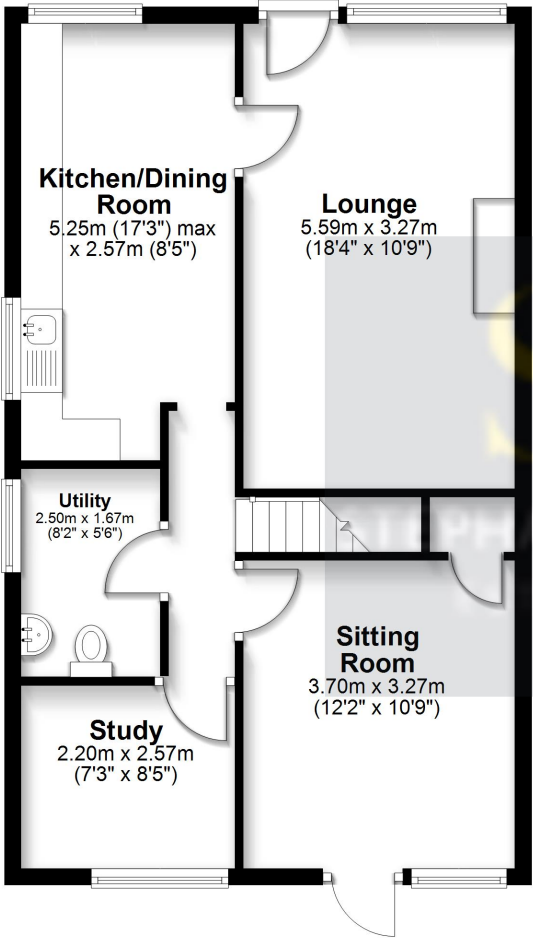
A great opportunity to buy a well-located home with SCOPE TO UPDATE FURTHER to suit your own style.





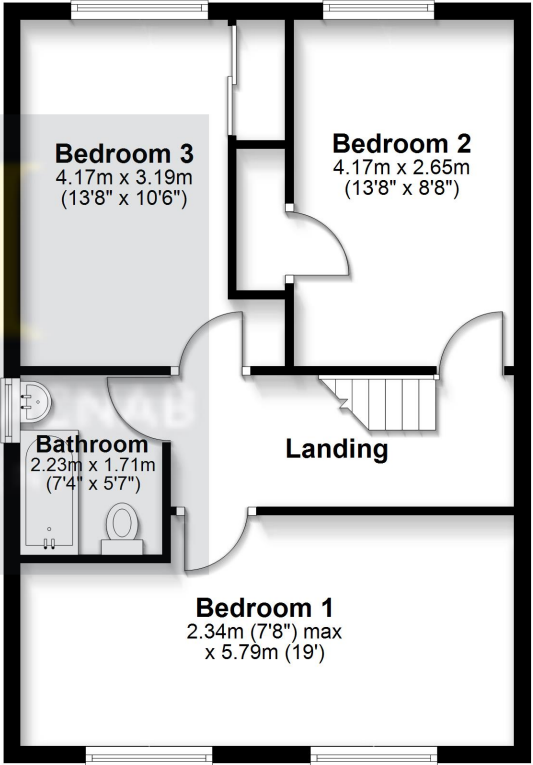
Ground Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 112.3 sq. metres (1208.4 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	67
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

