



Balmoral Drive,
Formby, L37 6EF

£1,100 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this inviting THREE-BEDROOM SEMI-DETACHED home, nestled in a highly sought-after residential area. This property offers comfortable living in a convenient location on an UNFURNISHED basis.

Upon entering, you are greeted by a bright and airy ENTRANCE HALL, setting the tone for the rest of the home. The spacious LOUNGE/DINER bathes in natural light, creating an inviting atmosphere for relaxation and entertainment. Adjacent is the KITCHEN, which is practical and provides a functional space for culinary endeavours.

Heading upstairs, you'll find the three well-appointed BEDROOMS, a SHOWER ROOM and separate WC, which completes the upper level and ensures convenience for daily routines.

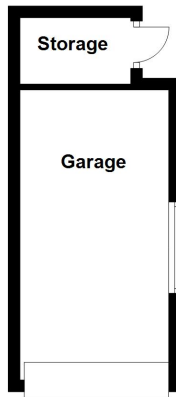
Outside, the property features OFF-ROAD parking, a GARAGE, and well-maintained GARDENS, providing ample space for outdoor activities and storage.

☐ Call Now to Schedule a Viewing

Please note that references, a deposit, and advanced rent will be required. Contact us today to arrange a viewing and secure your place in this wonderful property.

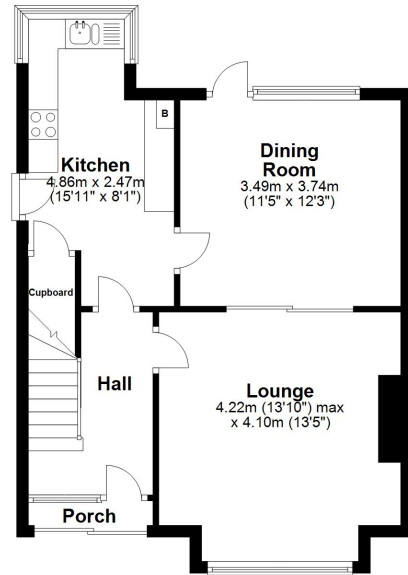






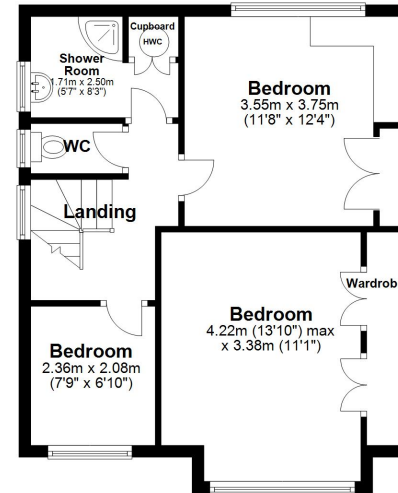
Ground Floor

Approx. 63.9 sq. metres (688.3 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 111.5 sq. metres (1199.8 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | 53 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | 53 |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |