



Fountains Way,  
Formby, L37 4HE

**Offers Over £260,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to your DREAM PROPERTY – a meticulously transformed haven that seamlessly combines modern elegance with family-friendly functionality.

From the moment you step through the door, you'll be captivated by the thoughtful design that defines this PERFECT FAMILY HOME. The front-facing LOUNGE seamlessly opens into the DINING ROOM, creating a harmonious flow that is both inviting and practical. A bonus RECEPTION ROOM awaits, offering the flexibility to be your ideal HOME OFFICE or a cosy SITTING ROOM for quiet moments of relaxation.

The heart of the home lies in the well-appointed KITCHEN, complete with integrated appliances, under-floor heating and French doors leading to a delightful CONSERVATORY. This space effortlessly blends indoor and outdoor living, making it the ideal setting for entertaining guests or enjoying quality family time. A DOWNSTAIRS SHOWER ROOM and WC add a touch of convenience to the main level.

Ascend the staircase to discover THREE BEDROOMS and a FAMILY BATHROOM, providing a private retreat for every member of the family.

Outside, the property boasts not only striking KERB APPEAL but also an incredibly low-maintenance design – a perfect match for the demands of a busy household.

The ample OFF-ROAD PARKING for two cars ensures practicality, while the SOUTH-WEST FACING REAR GARDEN beckons with its sun-drenched allure. Enclosed for privacy, the garden features a paved patio area and a lush lawn – a haven for energetic children and cherished pets alike.

Your dream home awaits – seize the opportunity to experience it first hand. Call now to arrange a viewing at 01704 516 626 and take the first step toward making this property your own.

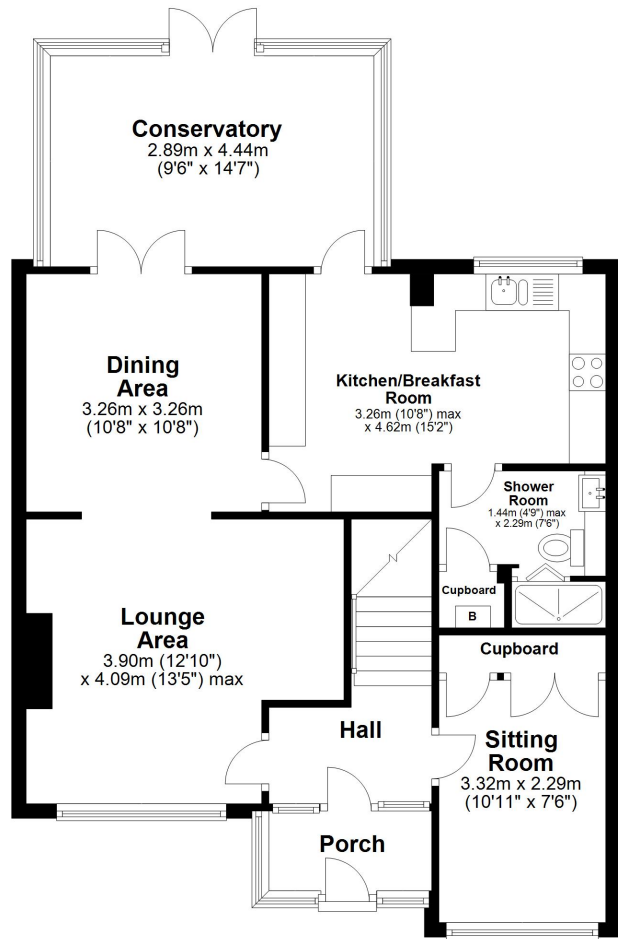
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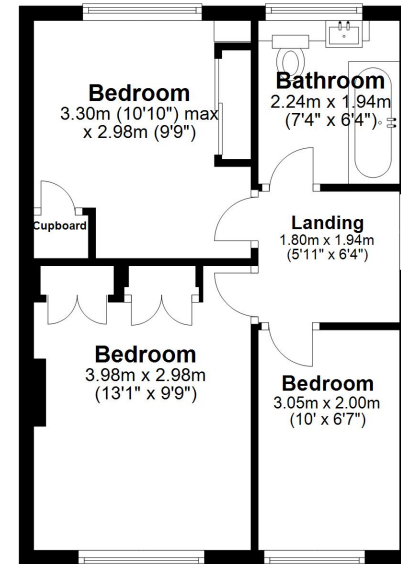
### Ground Floor

Approx. 77.1 sq. metres (830.4 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 114.1 sq. metres (1228.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

