



Norris Way, Formby,
L37 8DB

OFFERS OVER
£345,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This beautifully presented SEMI-DETACHED FAMILY HOME is tucked away in a quiet cul-de-sac and has been thoughtfully extended and renovated by the current owners. Offering a TURNKEY FINISH with bright, modern interiors, fitted shutters to all bedrooms, and a landscaped garden, it is ideal for families seeking space and convenience close to the village centre.

The accommodation flows perfectly for everyday living. A welcoming porch and hallway lead into the generous LOUNGE/DINING ROOM, which stretches the depth of the house and is filled with natural light. From here, French doors open into the CONSERVATORY, creating a flexible second SITTING AREA. The stylish KITCHEN/BREAKFAST ROOM forms the heart of the home with sleek gloss cabinetry, integrated appliances, and space for casual dining.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS, all featuring fitted shutters for a contemporary finish. The main bedroom is spacious, while bedroom three includes a WALK-IN WARDROBE that could be reconfigured to provide an EN-SUITE if desired. The contemporary family bathroom is finished to an excellent standard.

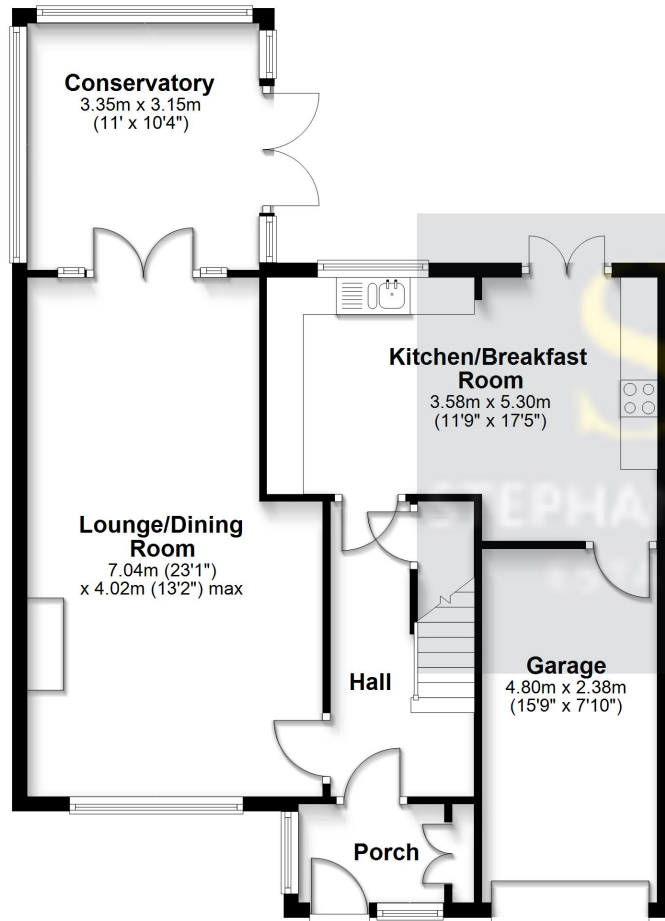
Externally, the property enjoys OFF-ROAD PARKING to the front with the added benefit of an ELECTRIC CAR CHARGING PORT, an integral garage, and a recently landscaped REAR GARDEN designed for low maintenance with artificial lawn and a modern patio—perfect for entertaining.





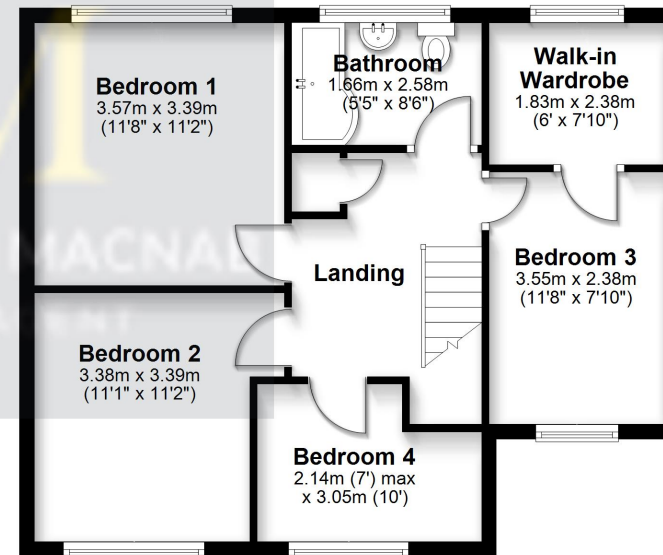
Ground Floor

Approx. 78.2 sq. metres (841.3 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



Total area: approx. 134.5 sq. metres (1447.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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