



Edison Close, Formby,
L37 6EX

£350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This delightful FOUR-BEDROOM detached house was built in 2015 to a HIGH SPECIFICATION and is situated in a PEACEFUL MODERN estate, which is fast becoming a family favourite, close to local amenities such as shops, schools and access to the Pinewoods and Beach beyond.

This property is the PERFECT FAMILY HOME, boasting an INTEGRAL GARAGE, off-road parking and an open-plan dining kitchen.

On the ground floor, the entrance hall has a guest WC off and leads to a SPACIOUS LIVING ROOM and an OPEN-PLAN DINING KITCHEN, which comes fully equipped with a range of integrated appliances. The dining area features French doors that open onto the ENCLOSED REAR GARDEN, perfect for summer barbecues and family gatherings.

Neighbouring properties have converted the garage to provide a gym, home office or additional reception room for their growing family, subject to all necessary consents.

Upstairs, the main bedroom benefits from an EN-SUITE SHOWER ROOM, while three additional well-proportioned bedrooms and a FAMILY BATHROOM complete the first floor.

Viewing: If you're interested in viewing this beautiful property, please contact us to arrange a suitable time. We would be delighted to show you around and answer any questions you may have.

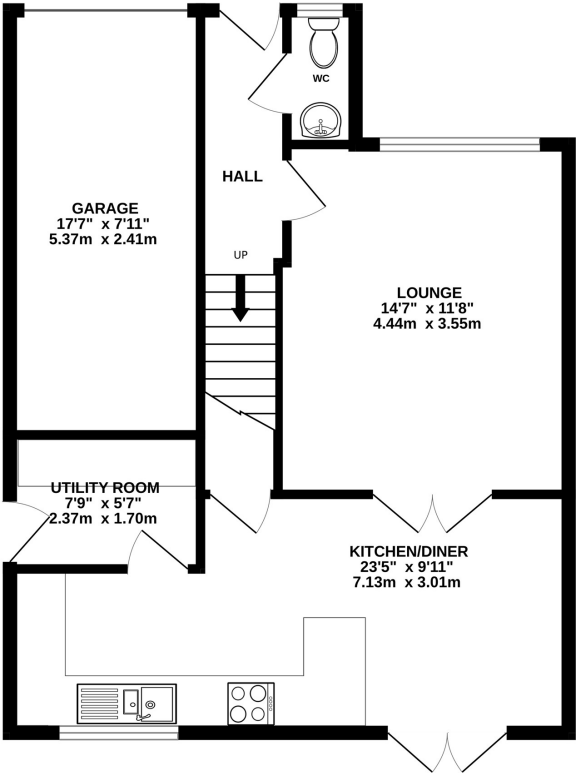
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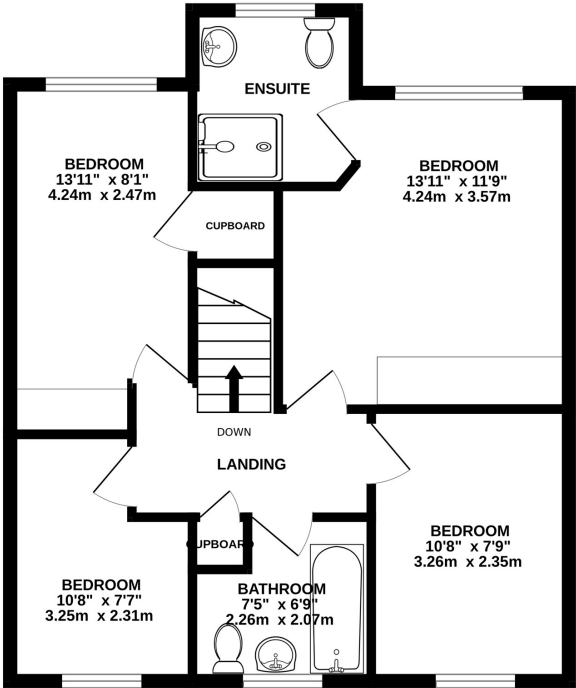




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	78	
(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	

