



Rose Bay Close,
Formby, L37 8EF

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing this charming DETACHED HOME nestled in a tranquil, LEAFY CUL-DE-SAC, just SHORT WALK away from the VILLAGE. Owned by the same family since its new, this much-loved property is now on the market, presenting a rare opportunity for a new chapter to unfold.

Spanning approximately 1,500 SQUARE FEET of INTERNAL SPACE, this house offers ample room to accommodate a comfortable lifestyle. Situated on an generous PLOT measuring 0.12 of an acre, the property boasts generous outdoor space.

Upon entering, you are greeted by a bright and spacious ENTRANCE HALL, creating a warm and inviting atmosphere. The LOUNGE, positioned at the front of the house, benefits from an abundance of natural light, while the SEPARATE DINING ROOM overlooks the rear garden. The KITCHEN/BREAKFAST ROOM is a delightful space, filled with natural light and offering picturesque views of the side and rear garden, making it the perfect spot to observe children or pets at play. Additionally, a convenient DOWNSTAIRS WC adds practicality to this bustling household.

Venturing upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, each offering ample space to create a comfortable personal retreat. Completing the upper level is a FAMILY BATHROOM, catering to the needs of the entire household.

Externally, the property offers OFF-ROAD PARKING and a GARAGE, ensuring convenience for multiple vehicles. The WRAP-AROUND GARDENS are a true highlight, bathing the property in SUNLIGHT at various times of the day. Maintained and abundantly stocked, the gardens have been a source of joy for the current owners throughout the years.

This property presents an outstanding opportunity for a growing family to establish their roots. PRICED to REFLECT its CURRENT CONDITION, the house eagerly awaits new owners to leave their own imprint and make it their own. With its ideal location, ample living space, and inviting surroundings, this home truly offers the quintessential family living experience. Don't miss the chance to call it yours and embark on a new chapter in this delightful property.

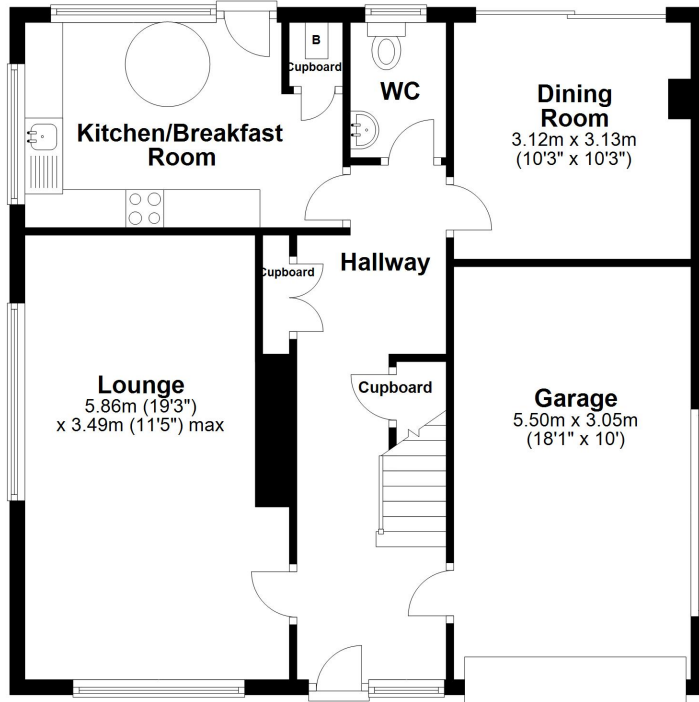
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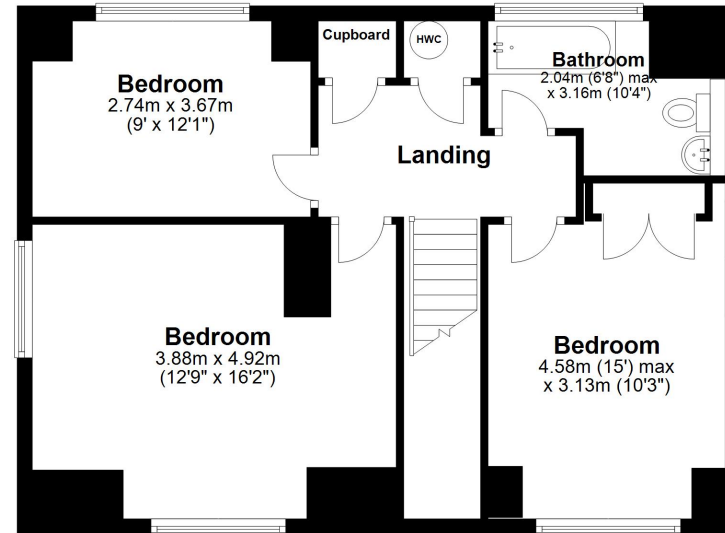
Ground Floor

Approx. 77.5 sq. metres (833.7 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Total area: approx. 139.2 sq. metres (1498.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

