



Brackenway, Formby,
L37 7HF

Asking Price £325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This beautiful property has been COMPLETELY TRANSFORMED by the current owners over the last five years, creating a STYLISH and FUNCTIONAL HOME that's ready to move into.

The design brief was to EMBRACE MODERN LIVING, and the results are outstanding. The heart of the home is the fantastic OPEN-PLAN KITCHEN, DINING, and LIVING SPACE, which is impeccably presented and ideal for both family life and entertaining. The lounge opens onto the SOUTH-FACING GARDEN, offering seamless indoor-outdoor living in the summer and filling the home with natural light during the cooler months. Practicality meets style with the addition of a UTILITY ROOM and a DOWNSTAIRS WC. The original WC has been cleverly repurposed into a CLOAKROOM for excellent storage.

Upstairs, you'll find THREE BEAUTIFULLY PRESENTED BEDROOMS and a stylish family BATHROOM, perfect for relaxing after a long day.

From the moment you arrive, the property impresses with its NEAT KERB APPEAL, OFF-ROAD PARKING for two vehicles, and a GARAGE for added convenience. The enclosed rear garden is low maintenance and ideal for enjoying warm weather, with the sought-after south-facing aspect further enhancing the space and bringing light throughout the home.

Don't miss this gem—call us today on 01704 516 626 to arrange your viewing!

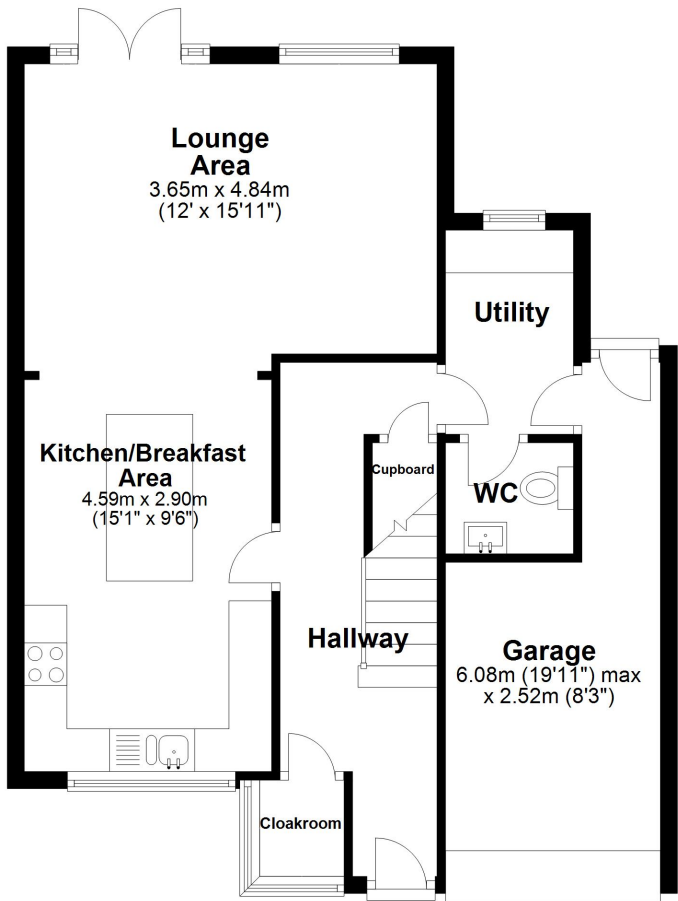
Material Information - Taylor Wimpey has purchased the land to the north for residential development.





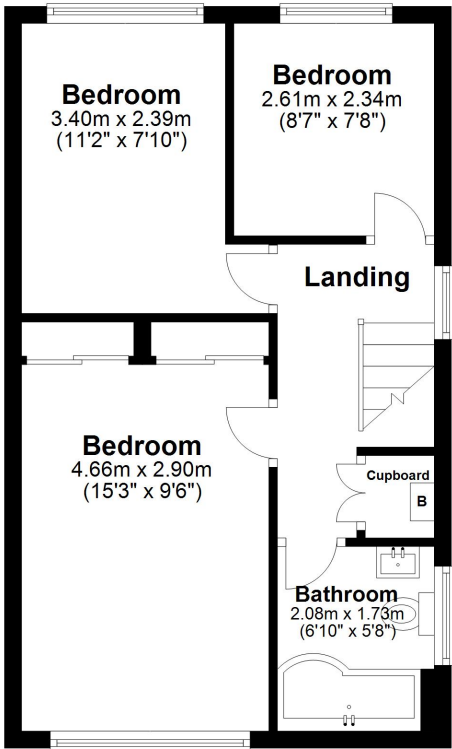
Ground Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)

Plan produced using PlanUp.

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