



Hawksworth Drive,
Formby, L37 7EY

£290,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Step inside this GENEROUSLY PROPORTIONED PROPERTY, offering a FLEXIBLE LAYOUT and endless potential. With a gross internal area exceeding 1,300 sq ft, this home is perfect for families, multi-generational living, or those seeking adaptable spaces to suit their lifestyle.

The front-facing LOUNGE provides a welcoming retreat but could also serve as a FOURTH BEDROOM, ideal for growing families or guests. At the rear, you'll find a cozy SECOND LOUNGE, perfect for relaxing. The MODERN KITCHEN, with an adjacent DINING ROOM, is a great space for hosting family meals, while the UTILITY ROOM and DOWNSTAIRS WC add to the home's practicality.

Upstairs, THREE well-sized BEDROOMS provide comfortable accommodations, complemented by a FAMILY BATHROOM.

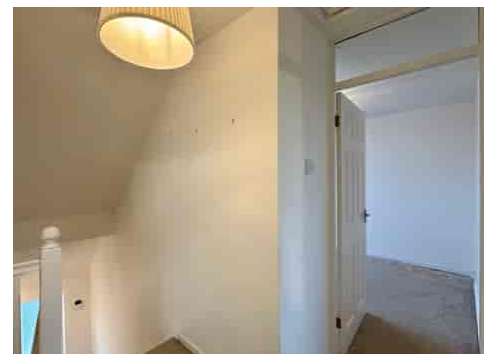
Set on a generous plot, the property features OFF-ROAD PARKING, a GARAGE, and a spacious enclosed REAR GARDEN—perfect for children, pets, or simply unwinding outdoors.

With NO ONWARD CHAIN, this home is ready for you to make it your own.

☐ Call today to arrange a viewing: 01704 516 626

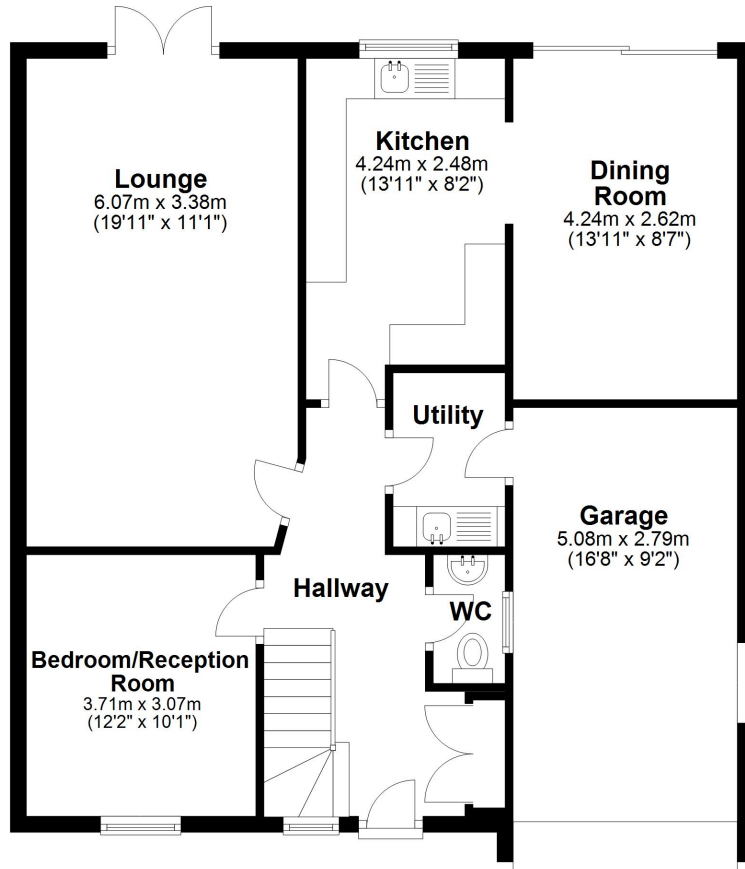
Please note: The land behind the property has planning permission for residential development.





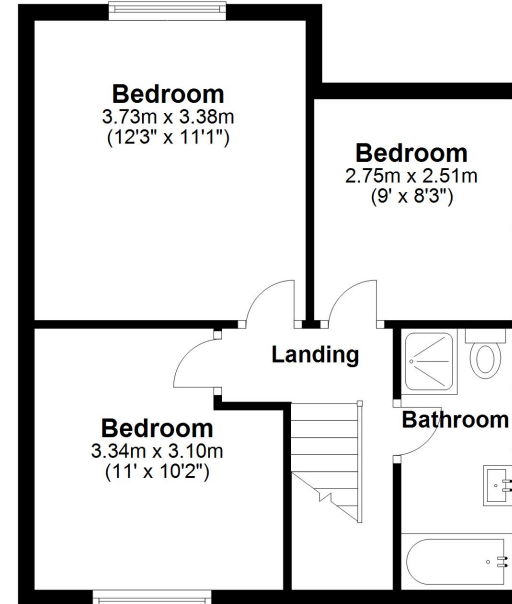
Ground Floor

Approx. 84.7 sq. metres (912.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 124.5 sq. metres (1340.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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

