



Dickinson Road,  
Formby, L37 4BX

**Offers Over £375,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

An immaculate home with a calm vibe and clean lines, which makes for a relaxing and pleasant home that would suit a host of potential buyers, from professional couples looking for the wow factor, through to the more mature buyer downsizing but still looking for something special.

From the moment you arrive at this property, you will not be disappointed! The welcoming entrance hall gives way to the quiet front lounge and the much sought after OPEN-PLAN kitchen/diner with French doors to the well proportioned rear garden, which is now starting to show some much-anticipated spring colour.

Upstairs, there are FOUR BEDROOMS and a bathroom, all of which adopt the same relaxed theme as downstairs.

Call us to view, I don't see this one hanging around for long!

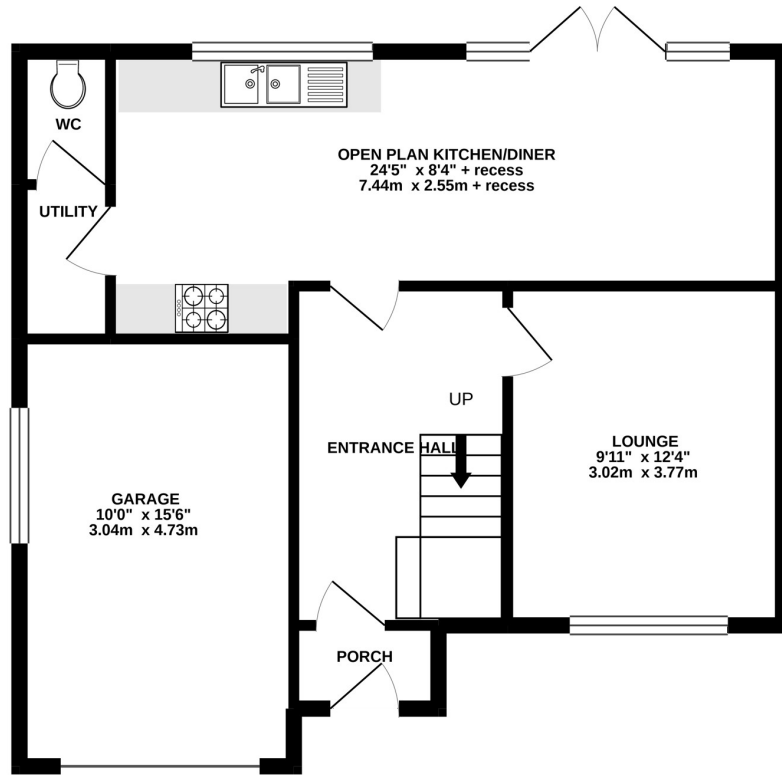
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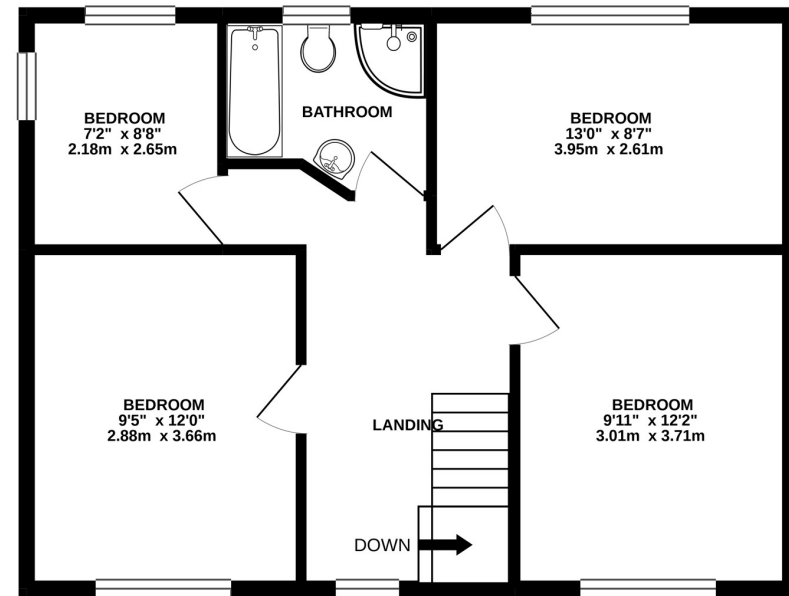




GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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