



Canterbury Close,
Formby, L37 7HY

£3,500 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing this exceptional 4-BEDROOM DETACHED HOUSE, nestled in the tranquil and PRIVATE SETTING of Canterbury Close, one of Freshfields most DESIRABLE ADDRESSES.

Surrounded by a picturesque tree-lined landscape, this delightful property exudes a sense of tranquillity and offers the utmost privacy. The approach to the house is awe-inspiring, with its prestigious Freshfield location, it is set amidst matured and METICULOUSLY MANICURED GARDENS.

Enjoy sun-drenched days in the garden while the melodious chirping of birds creates a serene atmosphere. Inside, the house seamlessly blends comfort and style, offering a perfect balance of relaxation and elegance.

The spacious LOUNGE boasts a dual aspect and features an inviting inglenook fireplace, creating a cosy ambience. From here, step into the CONSERVATORY that offers panoramic views of the beautiful gardens. There is also a separate SITTING ROOM, ideal for unwinding while watching your favourite shows. The DINING ROOM provides a perfect space for entertaining guests. The well-equipped KITCHEN is designed to meet all your culinary needs.

Upstairs, you will find four GENEROUSLY SIZED BEDROOMS and a BATHROOM. The MAIN BEDROOM is a luxurious retreat, complete with an EN-SUITE shower room.

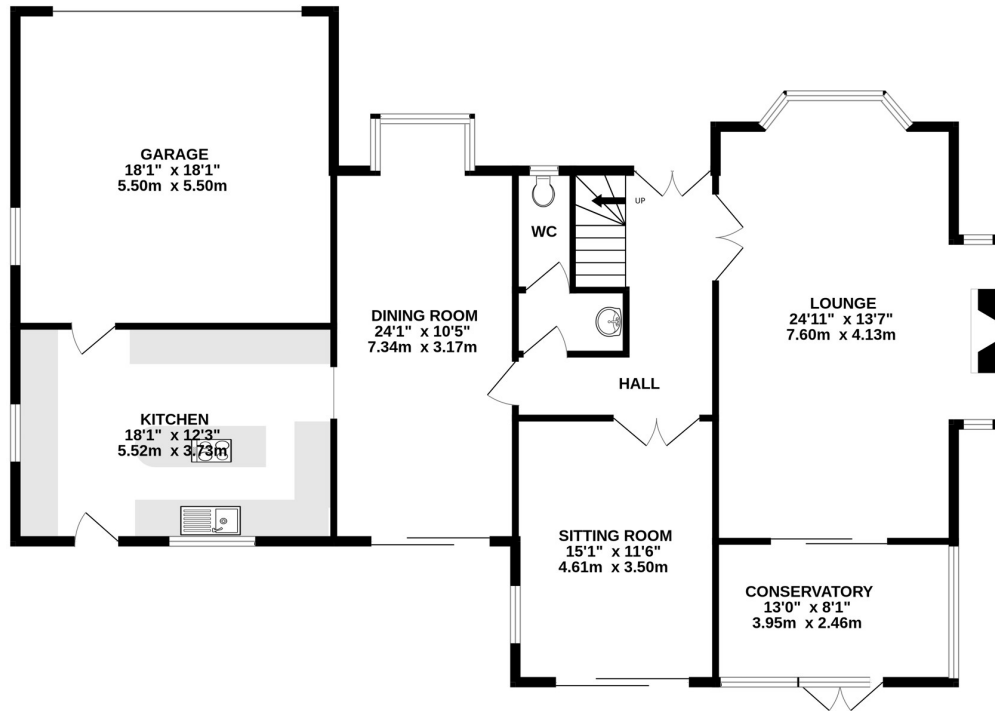
The mature, manicured and landscaped gardens are an absolute delight, perfect for relaxing or entertaining friends and family. Additionally, the property includes a DOUBLE GARAGE, providing ample space for PARKING and storage.

To VIEW this PART-FURNISHED property, call 01704 516 626. Follow us on Facebook and Instagram.

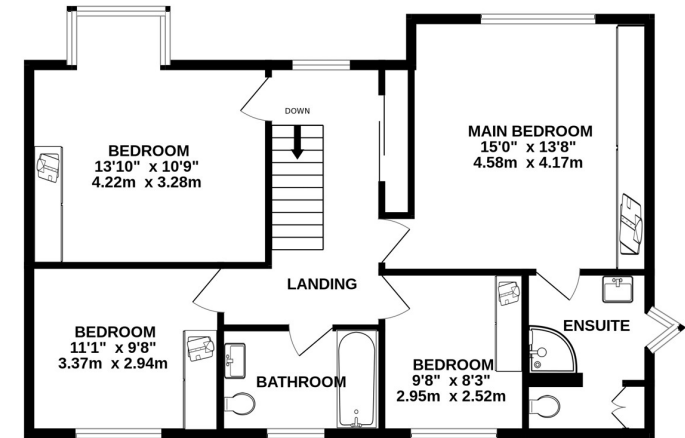




GROUND FLOOR
1601 sq.ft. (148.7 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 2405 sq.ft. (223.4 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(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	

