



Eskdale Drive,  
Formby, L37 2YQ

**Offers Over £425,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

\*\*\*TURNKEY PROPERTY\*\*\*

A home that is completely elegant and tasteful with a calm vibe 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 or a family.

From the moment you arrive at this property, you will not be disappointed! The welcoming entrance hall is spacious and airy, with the door flung open into the calm lounge where you could enjoy a gin and tonic in company overlooking the rear garden. The kitchen is light and bright, flowing effortlessly into the dining room and conservatory beyond where you could bathe in the evening sun.

Upstairs, there are FOUR BEDROOMS and a bathroom. The first floor adopts the same relaxing vibe, which is perfect for unwinding after a busy day.

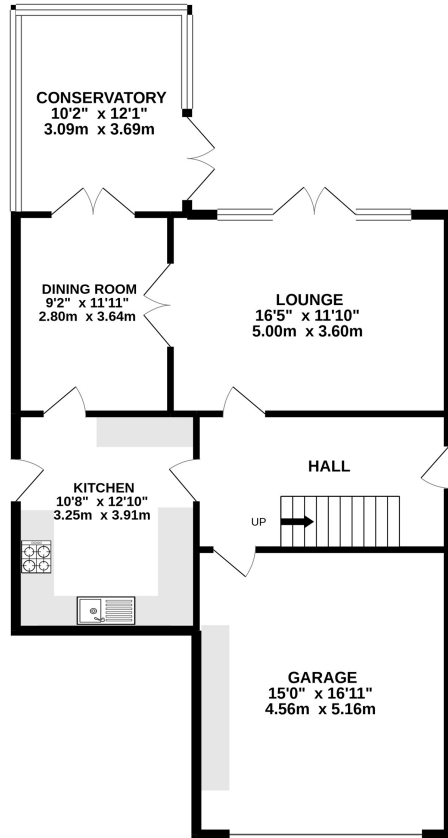
Outside, the front driveway is block paved, provides OFF-ROAD parking for multiple cars, and leads to the DOUBLE GARAGE. The rear garden enjoys a sunny WEST facing rear aspect.

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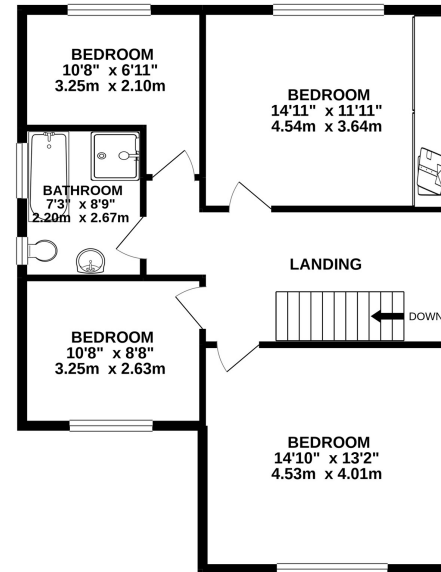




GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

