



Longfield, Formby,  
L37 3LD

**Offers Over £390,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Introducing this charming property located in a CUL-DE-SAC, with a delightful SOUTHERLY REAR ASPECT, this home captures an abundance of natural light throughout the day, creating a warm and inviting atmosphere.

Having been cherished by its current owners for over three decades, this property has been EXTENDED and METICULOUSLY MAINTAINED, ensuring a comfortable living experience.

Step into the welcoming ENTRANCE HALL, flooded with natural light, setting the tone for the rest of the house. Conveniently located on the ground floor the WC adds a touch of practicality to everyday living. Moving towards the rear of the property, you'll discover the spacious LOUNGE/DINING ROOM, offering a versatile space for relaxation and entertaining. From here, the adjoining CONSERVATORY provides a picturesque view of the rear garden, allowing you to enjoy the lush greenery and tranquillity throughout the seasons.

The KITCHEN is a true highlight of this home, having been refurbished a decade ago. It showcases MODERN DESIGN and FUNCTIONALITY, featuring a Rangemaster cooker, perfect for culinary enthusiasts. Adjoining the kitchen is the UTILITY ROOM, thoughtfully added in the mid-1990s, boasting ample storage space, plumbing for a washing machine, and venting for a dryer. This practical area also offers convenient access to both the front and rear of the property.

Ascending to the first floor, you'll find FOUR inviting BEDROOMS, each offering a comfortable and private retreat and the FAMILY BATHROOM.

This property offers the convenience of OFF-ROAD parking for two vehicles, ensuring hassle-free arrivals and departures. The integral GARAGE, accessible via an ELECTRIC DOOR, not only provides secure parking but also houses the central heating boiler.

The rear garden is truly delightful, having brought immense joy to its owner over the years. Bathed in sunlight from its SOUTHERLY ASPECT, the garden boasts an array of vibrant shrubs and bushes, providing bursts of colour throughout the year. Whether you're looking to relax, entertain, or indulge in gardening hobbies, this delightful outdoor space offers endless possibilities.

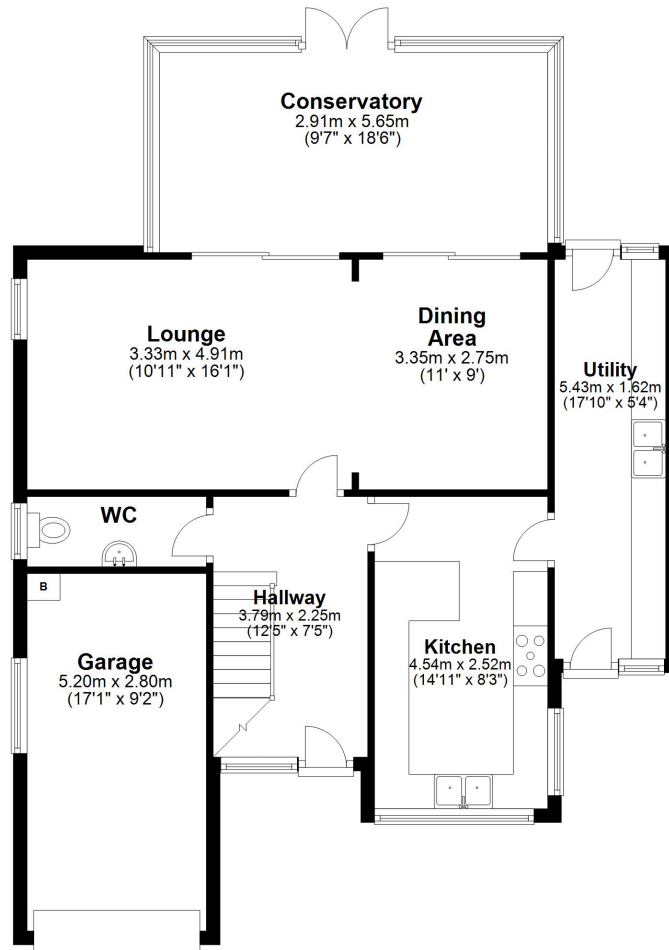
Don't miss out on the opportunity to call this wonderful property your own. Contact us today to arrange a viewing on 01704 516 626.





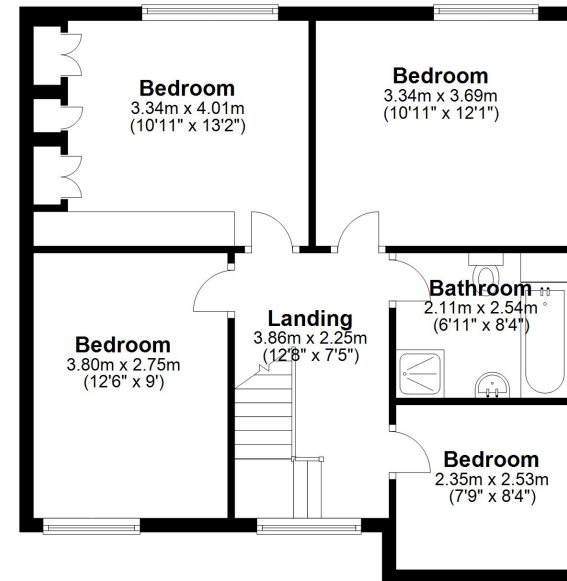
## Ground Floor

Approx. 90.7 sq. metres (975.7 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.4 sq. feet)



Total area: approx. 148.9 sq. metres (1603.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



