



Andrews Close,  
Formby, L37 2YH

£390,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

A real hidden gem, Andrews Close, a peaceful CUL-DE-SCA, where we present this delightful DETACHED 3-bedroom dormer home. Lovingly maintained by its current owners, this property is a testament to their care and attention, both inside and out. With its attractive features and ENVIABLE LOCATION, this home offers a great opportunity for the new owners to settle in effortlessly, requiring minimal work.

As you step inside, you'll be greeted by a bright and airy HALL, TWO GENEROUSLY PROPORTIONED RECEPTION ROOMS ideal for entertaining guests or enjoying quality family time. The rear reception room opens up to the rear garden, with the potential to create a seamless blend of indoor and outdoor living spaces. Natural light floods in, accentuating the warmth and inviting ambience throughout.

The MODERN KITCHEN is a chef's delight, boasting sleek finishes and ample storage space. Downstairs, you'll find a convenient UTILITY ROOM, perfect for handling household chores, and a DOWNSTAIRS WC for added convenience.

Venturing upstairs, the first floor reveals THREE tastefully appointed BEDROOMS. The FAMILY BATH/SHOWER ROOM is bright and modern, providing a haven for relaxation after a long and busy day.

Outside, a paved driveway leads you to the EXTENDED GARAGE, ensuring ample OFF-ROAD PARKING space for your vehicles. The front and rear gardens are adorned with lush lawns and complemented by mature borders, creating a picturesque setting when basking in the glorious sunshine, amplifying all the benefits associated with a SOUTH-FACING rear garden.

Situated in this highly sought-after location, this wonderful home is conveniently close to local amenities, reputable schools, and excellent transport links. The quiet cul-de-sac setting ensures peace and tranquillity, making it an ideal haven for families and those seeking a serene lifestyle.

In summary, this detached 3-bedroom dormer home in Andrews Close is a true gem. Its lovingly maintained interior, well-manicured gardens, and great location make it an enticing prospect for discerning buyers who are eager to move straight in and enjoy their new home from day one. Don't miss out on this fantastic opportunity – book your viewing now to appreciate the delights this property has to offer.

Available CHAIN FREE.

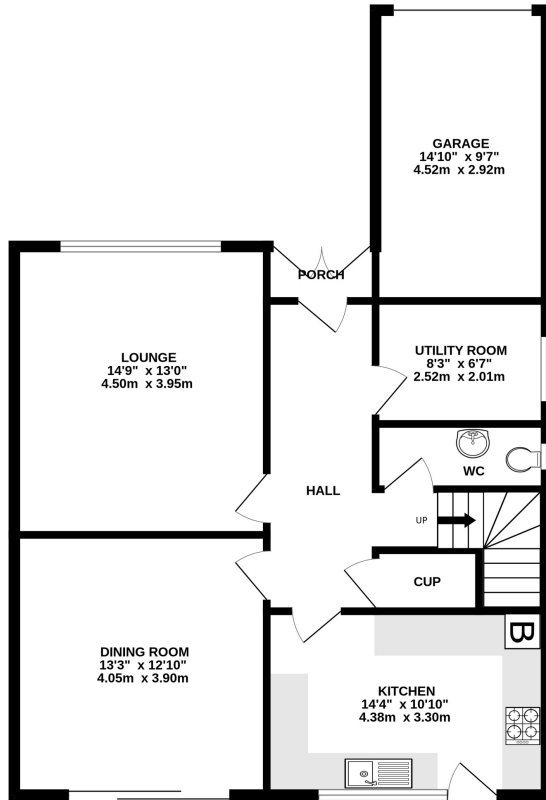
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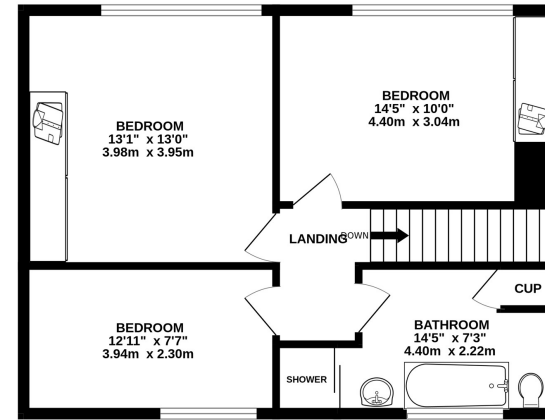




GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 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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