



Andrews Lane,  
Formby, L37 2EP

**OFFERS OVER**  
**£450,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

This immaculate REDROW DETACHED HOME enjoys a prime position with a stunning “BORROWED LANDSCAPE” to the front — open views across fields and woodland that deliver FABULOUS SUNSETS and a rare semi-rural feel, all within easy reach of Formby village and schools.

The welcoming HALLWAY leads to the LOUNGE with a bay window framing the outlook to the front, a bright and comfortable space to relax. To the rear, the OPEN-PLAN KITCHEN/DINING ROOM is fitted with sleek cabinetry and integrated appliances, complemented by a utility room and guest WC. French doors open directly onto the garden, making this a superb space for entertaining or day-to-day family life. The ground floor also includes an INTEGRAL GARAGE.

Upstairs, the MAIN BEDROOM is positioned to the front with a bay window overlooking the open fields, and an EN-SUITE SHOWER ROOM. There are a further two double bedrooms and a stylish family BATHROOM.

Outside, the REAR GARDEN is landscaped and low-maintenance. To the front, a double DRIVEWAY and landscaped garden set the tone, while the OPEN ASPECTS OPPOSITE ensure a sense of space that’s rarely found on modern developments.





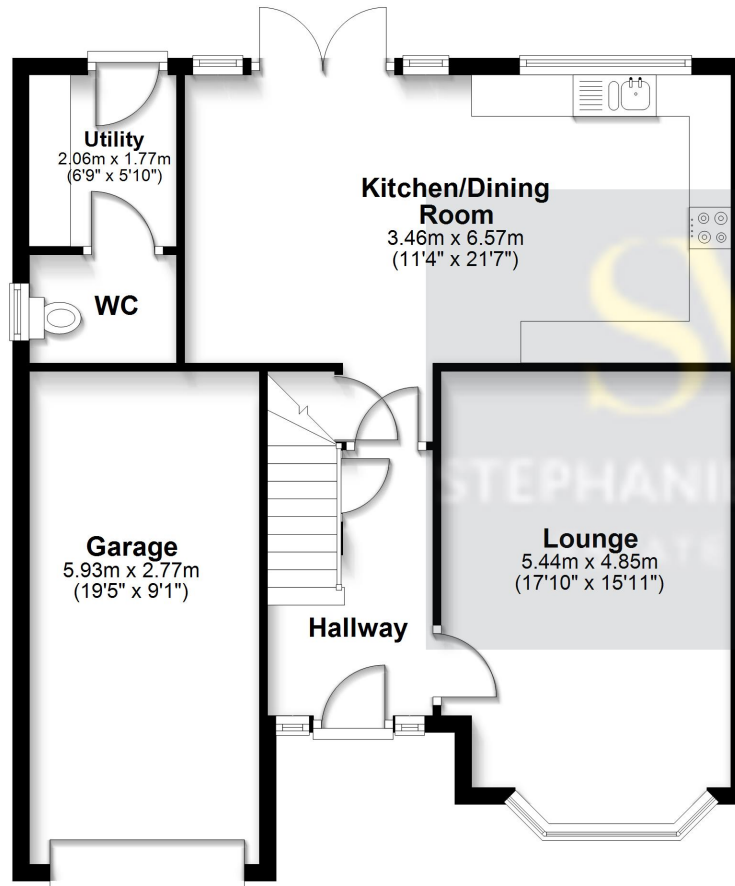






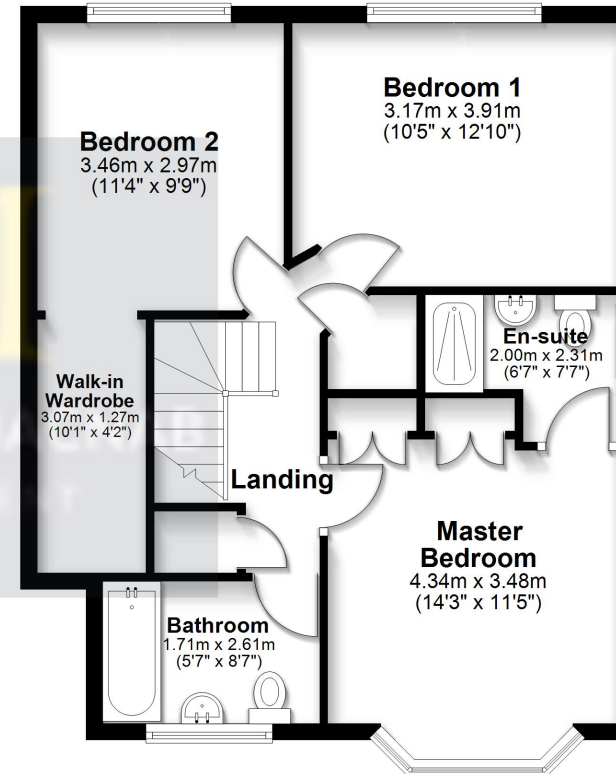
## Ground Floor

Approx. 75.9 sq. metres (817.3 sq. feet)



## First Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 133.5 sq. metres (1437.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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		