



Richardson Road,  
Formby, L37 6GD

£385,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

## Immaculate Former Show Home – Chain-Free and Move-In Ready

Built by David Wilson Homes and originally used as the SHOW HOME for the development, this beautifully presented FOUR-BEDROOM DETACHED PROPERTY is a standout example of modern family living. Lightly lived in and meticulously maintained, the home remains in LIKE-NEW CONDITION and is now offered to the market with NO ONWARD CHAIN.

Set behind a landscaped frontage with private DRIVEWAY and DETACHED GARAGE, the property opens into a welcoming HALLWAY with GROUND-FLOOR WC and useful storage. The LOUNGE is tastefully decorated.

To the rear, the heart of the home is an OPEN-PLAN KITCHEN and DINING SPACE, fitted with high-gloss units, an AEG double oven and gas hob, integrated dishwasher and fridge/freezer, and a separate UTILITY CUPBOARD housing the Ideal combi boiler and plumbing for a washing machine. French doors open onto a LANDSCAPED REAR GARDEN.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS, including a main bedroom with fitted wardrobes and EN-SUITE SHOWER ROOM. A stylish family BATHROOM completes the accommodation.

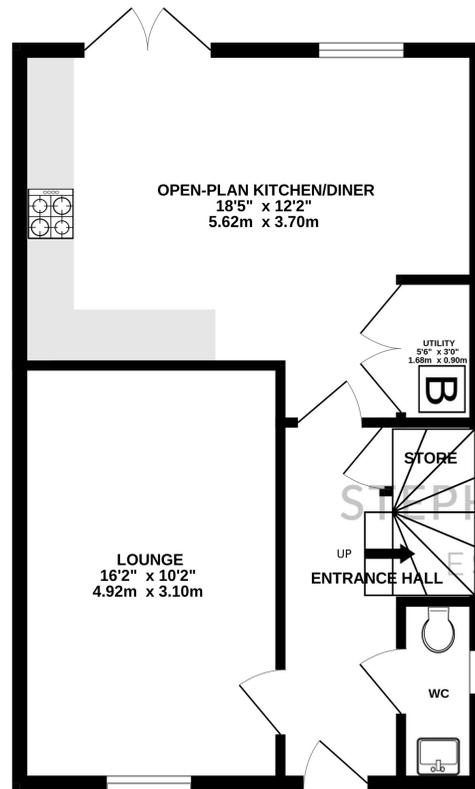
Highlights include:

- Former show home
- Furniture available by separate negotiation
- Vacant possession – NO ONWARD CHAIN

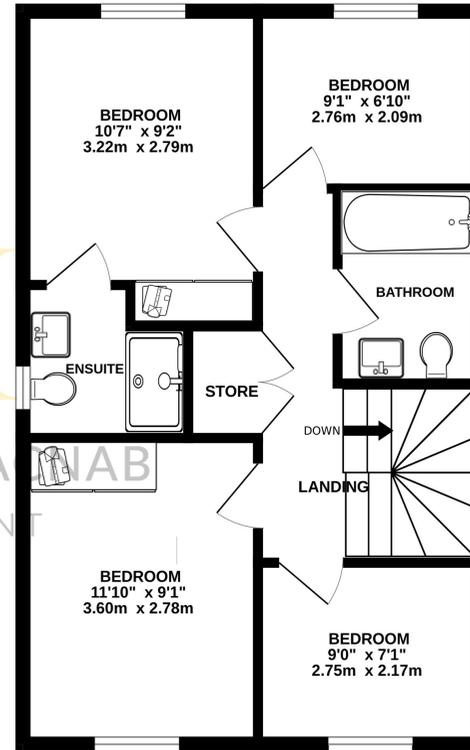




GROUND FLOOR



1ST FLOOR



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+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

