



Whalley Drive, Formby,
L37 8EB

OFFERS OVER
£230,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Tucked away in a QUIET CUL-DE-SAC, this THREE BEDROOM SEMI-DETACHED home enjoys a SUNNY SOUTH/EAST FACING GARDEN and is offered with NO ONWARD CHAIN. The property is well-presented and ready for immediate occupation, offering excellent potential for first-time buyers or young families.

The accommodation includes a bright and welcoming LOUNGE, a MODERN KITCHEN with integrated oven and hob, and a DINING AREA with FRENCH DOORS that open directly onto the patio and garden – ideal for summer entertaining. Upstairs, there are THREE BEDROOMS and a contemporary SHOWER ROOM with walk-in enclosure.

Outside, the rear garden benefits from a SOUTH/EAST ASPECT, laid mainly to lawn with patio and borders. There is a gated side access and a wide front driveway providing OFF-ROAD PARKING.

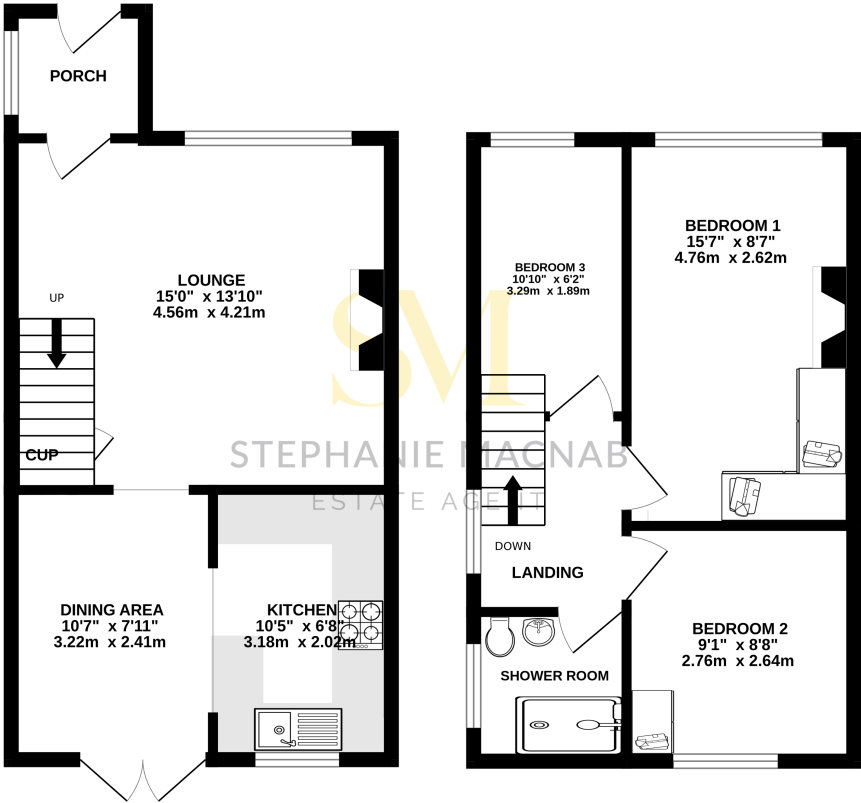
Early viewing is recommended to appreciate the location and layout.





GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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
Very energy efficient - lower running costs		
(92+)	73	86
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

