



Gorsefield, Formby,  
L37 7HE

**Offers Over £400,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Are you looking for the perfect family home? Would you prefer a property that has been refurbished? Well, look no further...

From the moment you arrive at this property, will you not be disappointed! The spacious porch leads to the entrance hall with a cloaks WC. The front lounge has a calm vibe and is perfect for relaxing after a busy day. The dining room flows into the conservatory, which is ideal for entertaining family and friends. The kitchen has recently been fitted with no expense spared with quartz work surfaces, Neff and Siemens integrated appliances.

Upstairs FOUR BEDROOMS that are all well proportioned. The bathroom was replaced in 2020 with a stylish and contemporary suite.

Outside, the property is perfectly located for a young family or pets lovers in a quiet CUL-DE-SAC. There is OFF-ROAD parking for two cars and a Garage. The boiler was replaced in 2020 with a Worcester, which is located in the garage. The rear garden is enclosed and enjoys a SUNNY WEST facing aspect.

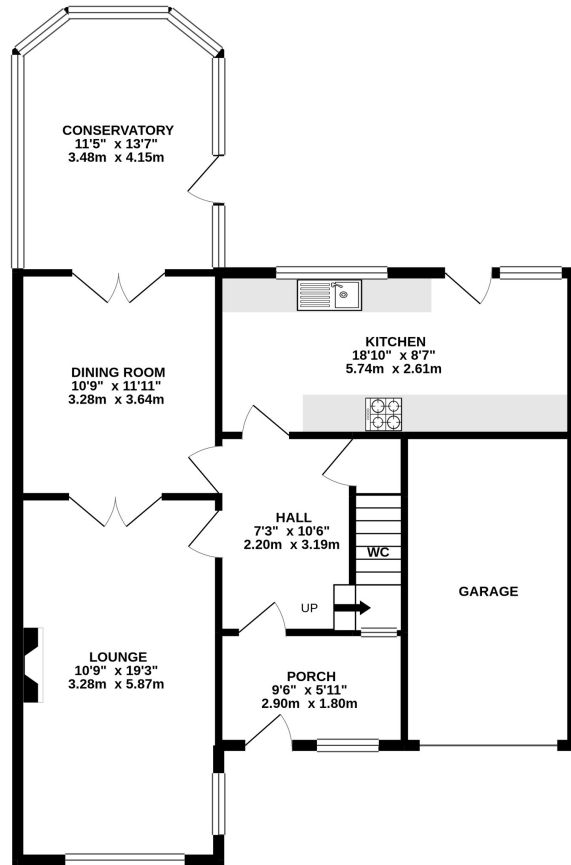
The roof has also be replaced in recent years.

To view, please call 01704 516 626 - follow us on Facebook and Instagram.

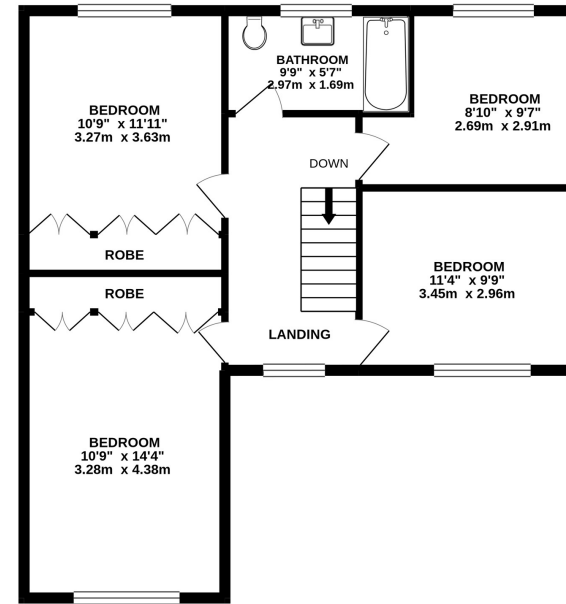




GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	

