



Andrews Close,  
Formby, L37 2YH

**Offers Over £425,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Immaculately maintained DETACHED HOUSE with beautifully tended gardens

Tucked away in a quiet CUL-DE-SAC and just a stone's throw from the Hightown path and trails to the beach, this immaculately maintained detached house offers a tranquil and appealing setting.

As you arrive, you'll appreciate the neat KERB APPEAL, enhanced by blooming hydrangeas that add a pleasing burst of colour. Crossing the threshold into the SPACIOUS and INVITING HALL, you'll be instantly impressed by the warm and welcoming atmosphere it sets for the rest of the home. The LOUNGE, with its front-facing aspect, serves as a wonderful evening retreat. The DINING ROOM seamlessly leads into the ORANGERY, offering delightful views across the manicured garden. The KITCHEN is tasteful and practical, perfectly suited for modern living. The convenience of a DOWNSTAIRS SHOWER ROOM adds to the home's functionality.

Upstairs, there are FOUR well-appointed BEDROOMS and a family BATHROOM, providing ample space for a growing family or accommodating guests.

The GARDENS are a true joy, whether you're a keen gardener or have a family. The beautifully tended spaces will appeal to all, offering both relaxation and play areas. Additionally, there is OFF-ROAD PARKING for two cars and a GARAGE for added convenience.

Call today to arrange your viewing at 01704 516 626.





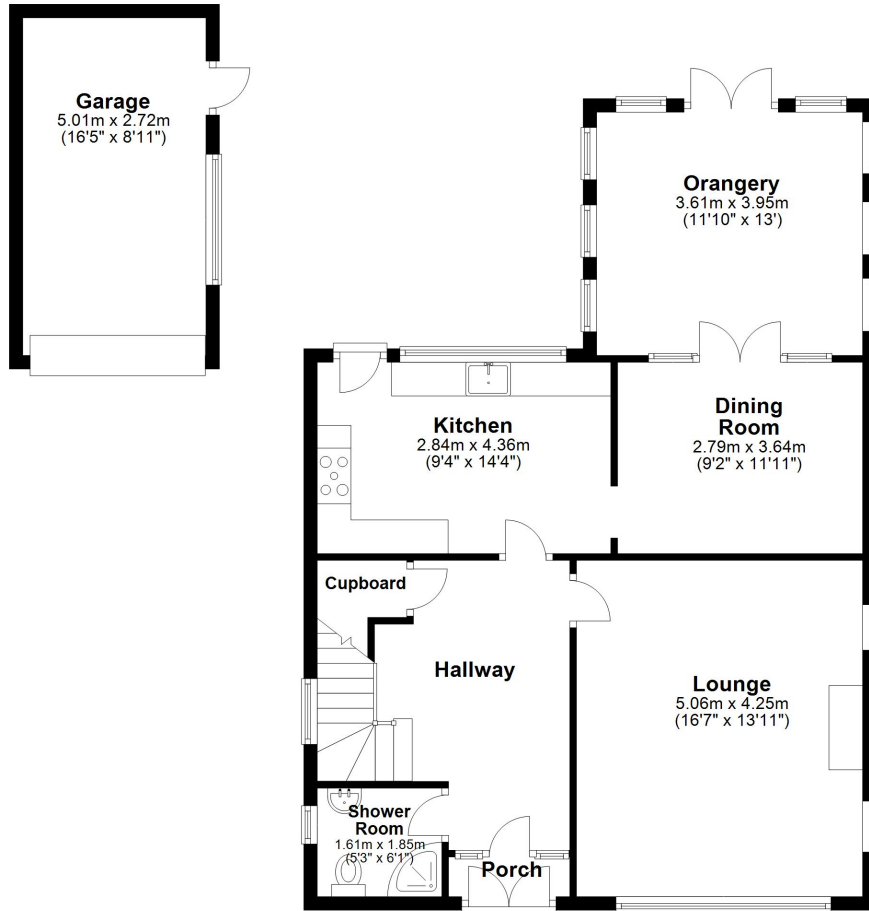






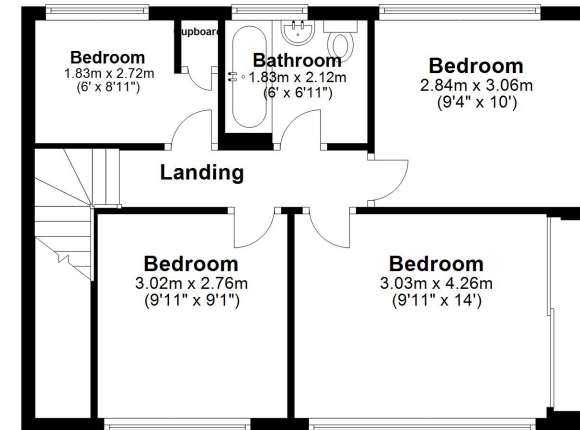
### Ground Floor

Approx. 92.6 sq. metres (996.4 sq. feet)



### First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 140.4 sq. metres (1511.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(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



