



Ennerdale Road,
Formby, L37 2EA

Offers Over £325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled within a sought-after estate and just a leisurely stroll from the village, this delightful SEMI-DETACHED house offers a perfect blend of comfort and convenience.

Under the care of a young family, this home has been THOUGHTFULLY ENHANCED with MODERN UPGRADES. Step into the heart of the home, where a stunning Wren KITCHEN awaits, complete with Quartz worksurfaces, a Rangemaster cooker, integrated appliances, and the luxury of underfloor heating. The bathroom, embracing a contemporary vibe, has also undergone a stylish renovation.

Explore the spacious LAYOUT as depicted on the floorplan, featuring a welcoming ENTRANCE HALL, a front-facing LOUNGE, and a rear DINING ROOM overlooking the garden.

Upstairs, discover a light-filled landing leading to THREE inviting BEDROOMS and a beautifully appointed BATHROOM.

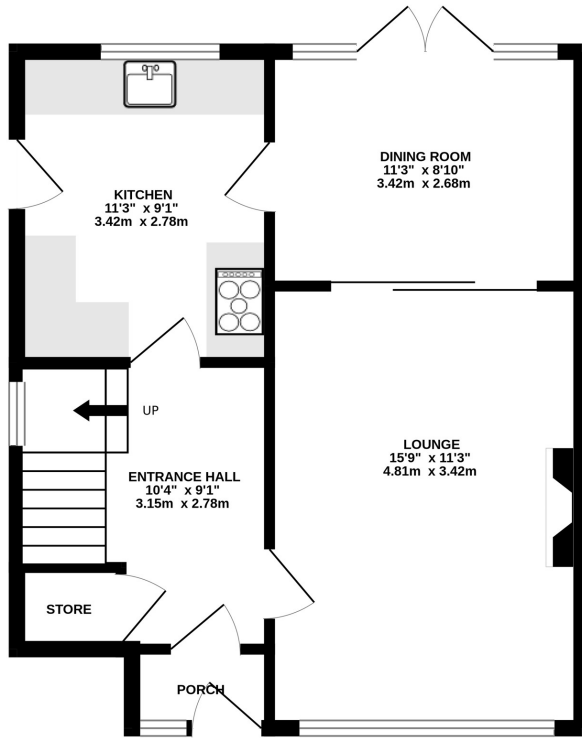
Outside, the property boasts OFF-ROAD PARKING for two cars and a GARAGE for added convenience. The EXPANSIVE REAR GARDEN is a true gem, offering ample space for children to play, pets to roam, and gardening enthusiasts to indulge in their passion, with vegetable patches already in place.

Don't miss the chance to make this your dream home. Call today to arrange a viewing and experience the charm and potential of this wonderful property.

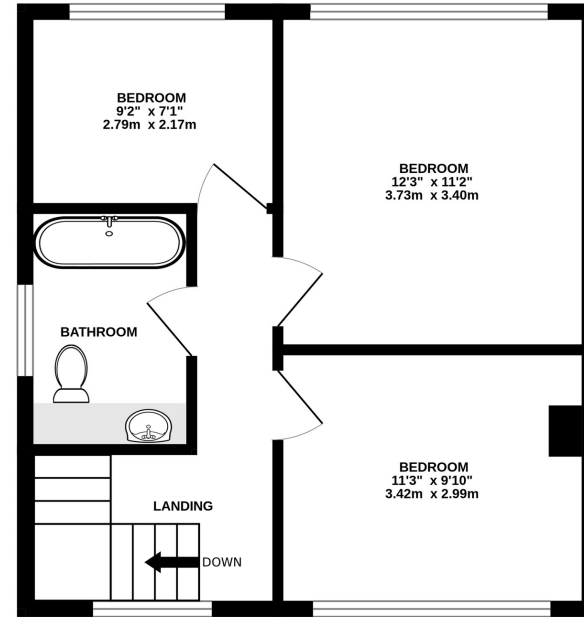




GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

