



Lenton Avenue,
Formby, L37 1XY

Offers Over £400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Step into modern luxury with this STUNNING THREE-STOREY HOME, expertly crafted by Elan Homes in 2020 and thoughtfully enhanced by its current owners. From the moment you arrive, you'll be captivated by the property's IMPECCABLE KERB APPEAL and the charm of the surrounding area.

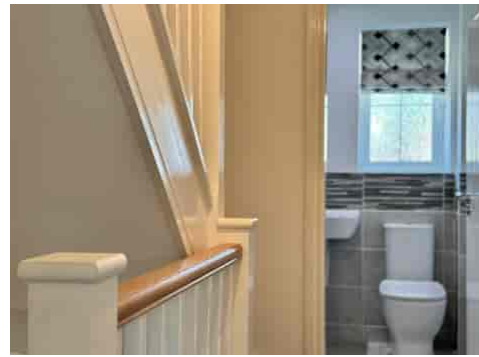
The welcoming ENTRANCE HALL sets the tone, leading to a convenient downstairs WC. The LOUNGE offers a cosy retreat, perfect for unwinding after a busy day. The heart of the home, however, is the OPEN-PLAN KITCHEN/DINER. This space is an entertainer's dream, featuring integrated appliances and BI-FOLDING DOORS that open onto a pristine porcelain patio. Here, you can bask in the sunlight of the SOUTH-FACING REAR GARDEN.

Ascend to the first floor, where you'll find TWO GENEROUSLY SIZED DOUBLE BEDROOMS and a modern BATHROOM. The second floor is dedicated to the serene MAIN BEDROOM, complete with an EN-SUITE – a perfect sanctuary away from the hustle and bustle of daily life.

Outside, the property boasts a block-paved driveway leading to a DETACHED GARAGE. Both front and rear gardens have been LANDSCAPED with a contemporary, low-maintenance design, featuring porcelain tiles and artificial lawn.

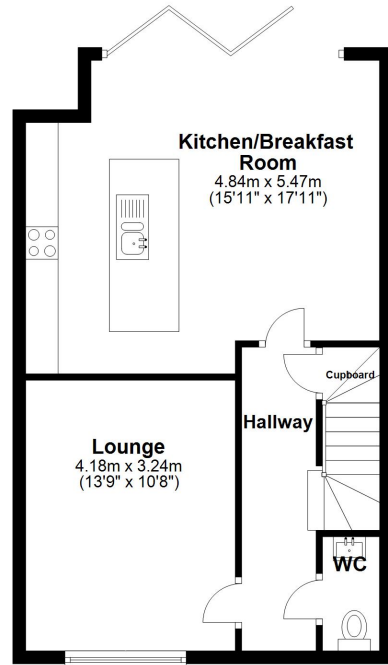
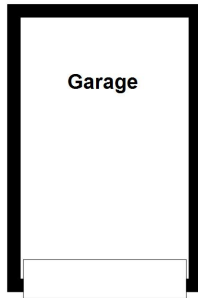
With NO ONWARD CHAIN, this exceptional home is ready for you to move in and enjoy. Don't miss the opportunity to view – call us today at 01704 516 626.





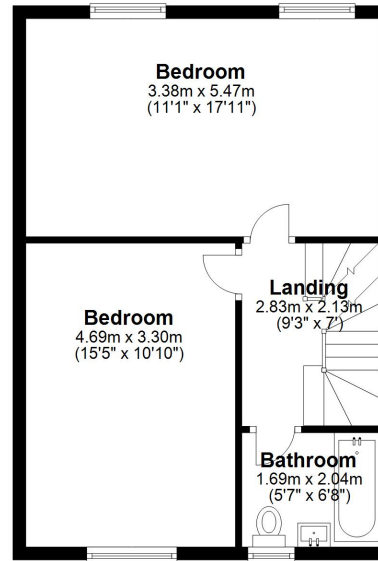
Ground Floor

Approx. 59.4 sq. metres (639.4 sq. feet)



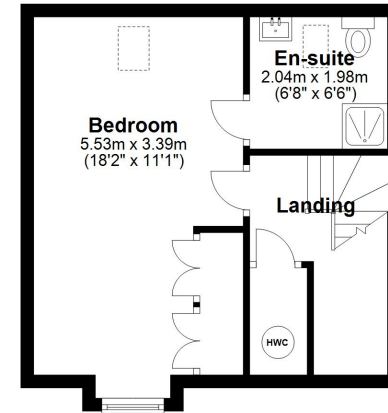
First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



Total area: approx. 135.3 sq. metres (1456.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	86	
(69-80)	C		
(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	

