



Sealand Avenue,
Formby, L37 2HP

**OFFERS OVER
£410,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

Stunning TURNKEY property – EXTENDED and RENOVATED for MODERN LIVING

Situated on a popular, tree-lined road, this fabulous home combines contemporary style with practical family living. From the moment you arrive, the KERB APPEAL is undeniable, with its sleek rendered exterior, anthracite windows, and modern aesthetic that sets the tone for what lies within.

Step inside, and the FLOORPLAN reveals a thoughtfully designed layout. At the front of the home, a cosy LOUNGE offers a peaceful retreat, perfect for unwinding away from the hustle and bustle of a busy household. The heart of the home is undoubtedly the SPECTACULAR OPEN-PLAN KITCHEN, LIVING, and DINING AREA—a spacious, light-filled hub designed for modern living. With high-quality units, integrated appliances, and LARGE SLIDING DOORS that seamlessly connect the indoors to the outdoors, this space is perfect for entertaining or relaxed family living. A UTILITY ROOM with convenient access to the DOWNSTAIRS WC adds practicality to the home.

Upstairs, there are FOUR GOOD-SIZED BEDROOMS. The MAIN BEDROOM boasts a desirable WALK-IN WARDROBE, offering a touch of luxury. The stylish family BATHROOM completes the accommodation on this floor.

Outside, the property provides OFF-ROAD PARKING for two cars. The REAR GARDEN is designed for LOW MAINTENANCE, featuring a patio area, artificial lawn, and a versatile SUMMER HOUSE. Whether you envision it as a home office, gym, or an entertaining space, this additional area offers endless possibilities to suit your lifestyle.

With over 1,700 sq. ft. of internal space, this property perfectly balances style and functionality. Offered CHAIN-FREE, it's ready for you to move straight in.

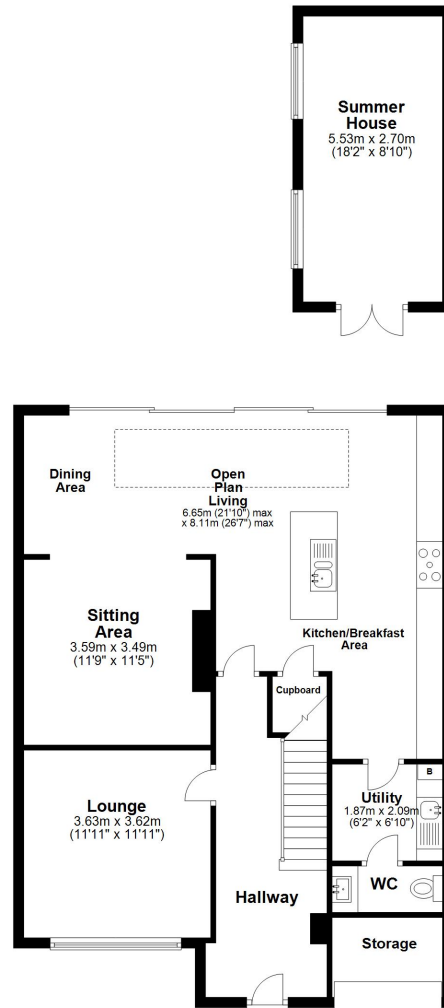
Call 01704 516 626 to arrange a viewing today.







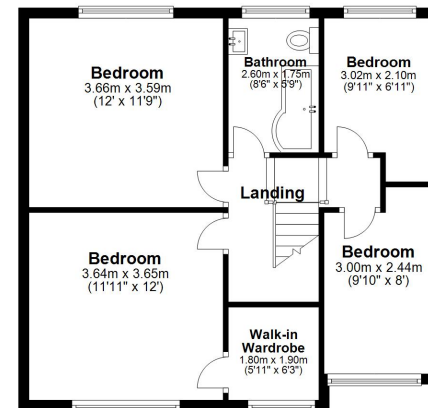
Ground Floor
Approx. 102.1 sq. metres (1099.0 sq. feet)



Total area: approx. 159.1 sq. metres (1712.7 sq. feet)

Plan produced using PlanUp.

First Floor
Approx. 57.0 sq. metres (613.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC