



31 Broadleaf Drive,  
Formby, L37 6FJ

**OFFERS OVER**  
**£390,000**

**SM**

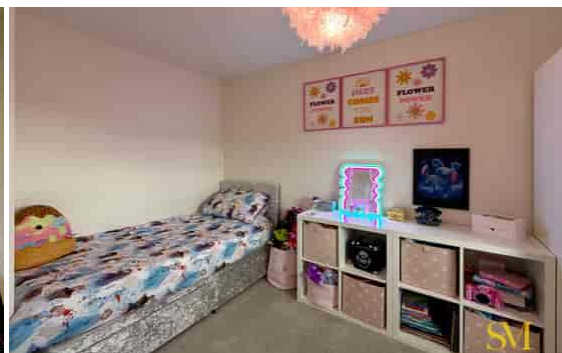
STEPHANIE MACNAB  
ESTATE AGENT

This well-presented modern family home occupies a pleasant position within a popular residential development in Formby and offers bright, well-proportioned accommodation arranged over two floors. The house presents attractively from the outset, with off-road parking to the front and a smart, contemporary façade that sets the tone for the accommodation within.

The ground floor is entered via a welcoming ENTRANCE HALL with staircase rising to the first floor. To the front is a comfortable and stylish main LOUNGE, complemented by an ADDITIONAL SITTING ROOM, providing excellent flexibility for family life, home working, or a children's playroom. To the rear, the KITCHEN DINER forms the heart of the home, fitted with modern units and integrated appliances, and enjoying French doors that open directly onto the rear garden, allowing plenty of natural light and a seamless connection between indoor and outdoor space. A separate UTILITY ROOM and GROUND FLOOR WC add further practicality.

The first floor provides FOUR WELL-PROPORTIONED BEDROOMS, all presented in a neutral and contemporary style and served by a modern FAMILY BATHROOM. The MAIN BEDROOM benefits from an EN-SUITE SHOWER ROOM, offering added convenience for day-to-day living.

Externally, the property enjoys an enclosed REAR GARDEN, laid mainly to lawn and offering a secure and manageable outdoor space for children, pets, or entertaining. OFF-ROAD PARKING for two cars completes the package, making this a practical and appealing home ready for immediate occupation. Early viewing is strongly recommended.

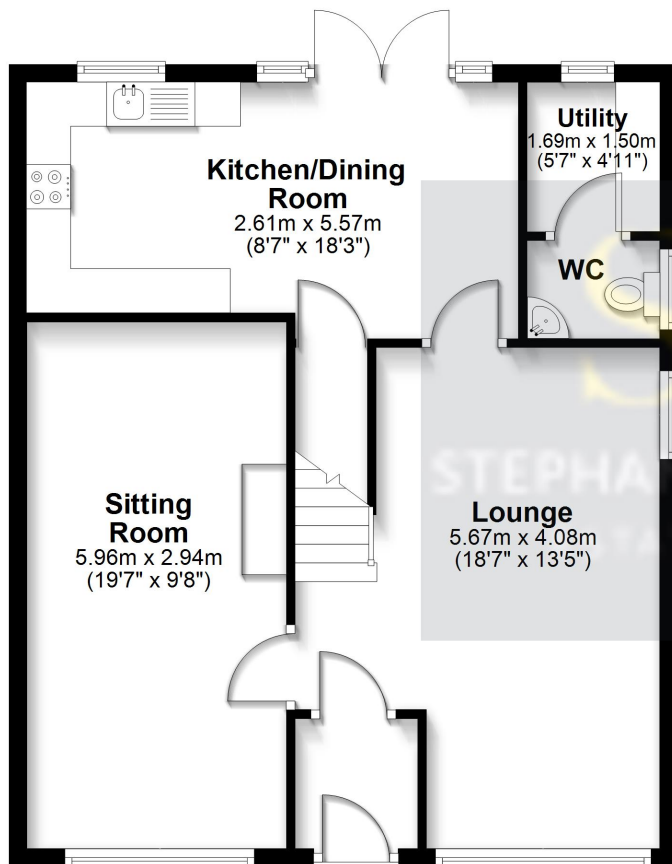






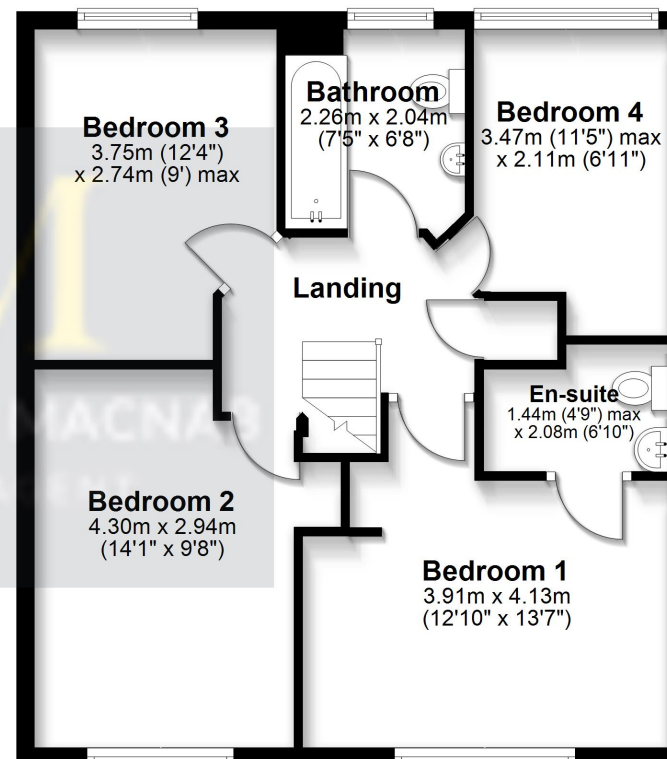
## Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.4 sq. feet)



Total area: approx. 118.9 sq. metres (1280.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC



