



Foster Road,
Formby, L37 2HR

Offers Over £390,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Have you just found your next home? We think so! This house has GREAT KERB APPEAL, its location, and the flow of accommodation are excellent and only a short walk to the village and a choice of schools...what more do you need?

The property is perfect for a growing family, just take a look at the photographs and floor plan to get a feel for this wonderful property and imagine watching the children play in the garden.

The home offers a huge amount of accommodation exceeding 1,550 sq ft internally and comprises - a front-facing reception room, which is currently used as a home office. EXTENDED rear sitting room has French doors into the garden. The OPEN PLAN kitchen with BI-FOLDING doors is, without doubt, the heart of the home and ideal for entertaining.

Upstairs, there are FOUR BEDROOMS and a family bathroom. The main bedroom is spacious and enjoys a luxurious EN-SUITE bathroom. This property has been loved and maintained. The theme throughout is neutral and tasteful, a blank canvas for the new owners.

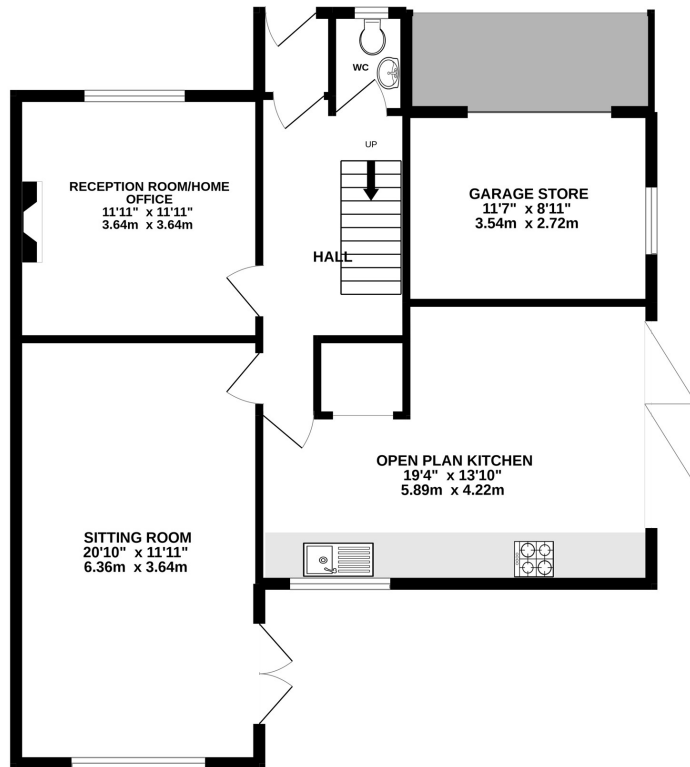
Outside, there is OFF-ROAD parking for two cars, and the side and rear garden are enclosed and enjoy a SUNNY aspect.

To view call 01704 516 626 - follow us on Facebook and Instagram.

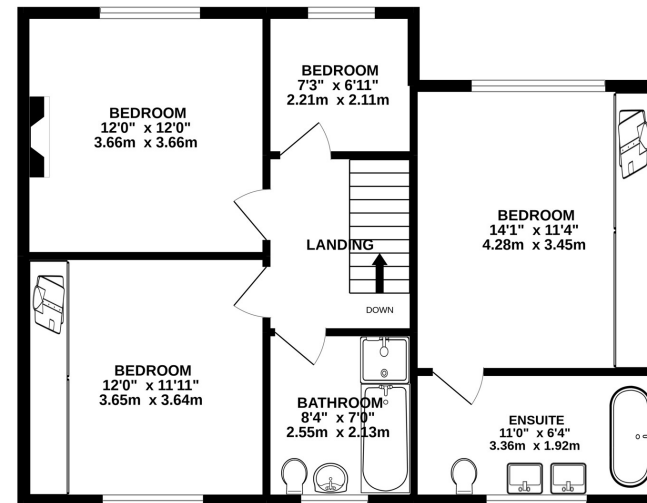




GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.1 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>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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	

