



Lytles Close, Formby,  
L37 4BT

**Offers Over £250,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this charming property that has been under the loving care of its owner since 1981. Nestled in a quiet CUL-DE-SAC and just a short stroll from the heart of the village.

The property has been maintained over the years, and as you step inside, you'll find an inviting and bright dual-aspect LOUNGE, flooded with natural light. This space seamlessly flows into a MODERN KITCHEN, creating a perfect hub for family gatherings and entertaining friends.

Venturing upstairs, you'll discover THREE BEDROOMS, providing ample space for a family or guests. The MODERN BATHROOM ensures that your daily routines are met with convenience and style.

PARKING is a breeze with OFF-ROAD parking right outside the property, leading to the GARAGE, where you'll find the fuse board and a Worcester central heating boiler. Convenience and peace of mind go hand in hand here.

One of the highlights of this property is the REAR GARDEN, a picturesque space that has brought great joy to the owner over the years. An added bonus, the garden enjoys a sunny WEST-FACING ASPECT, ensuring you can make the most of those beautiful afternoon and evening sunsets.

If you're looking for a hassle-free move, you're in luck because this property is being offered with NO ONWARD CHAIN.

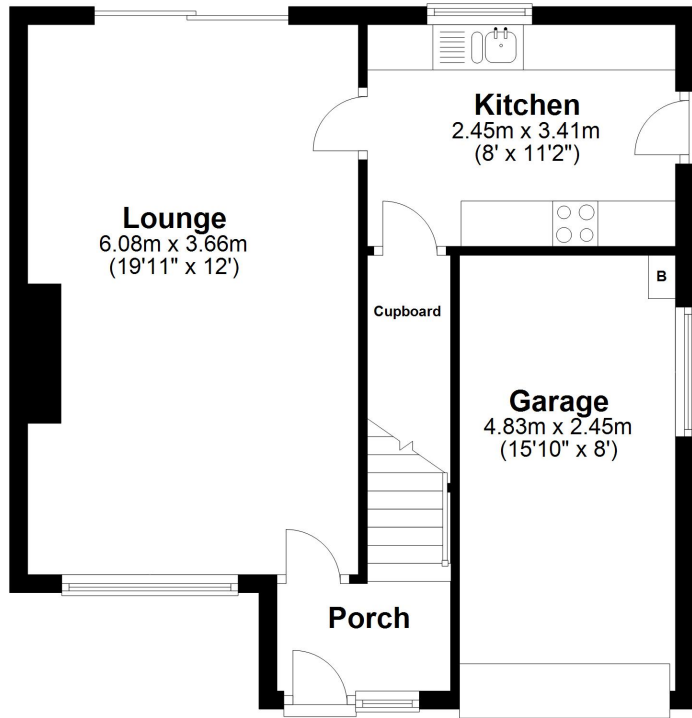
To truly appreciate all that this property has to offer, we highly recommend scheduling a viewing. Don't miss your chance to become the next fortunate owner of this lovely family home. Contact us today to arrange your visit!





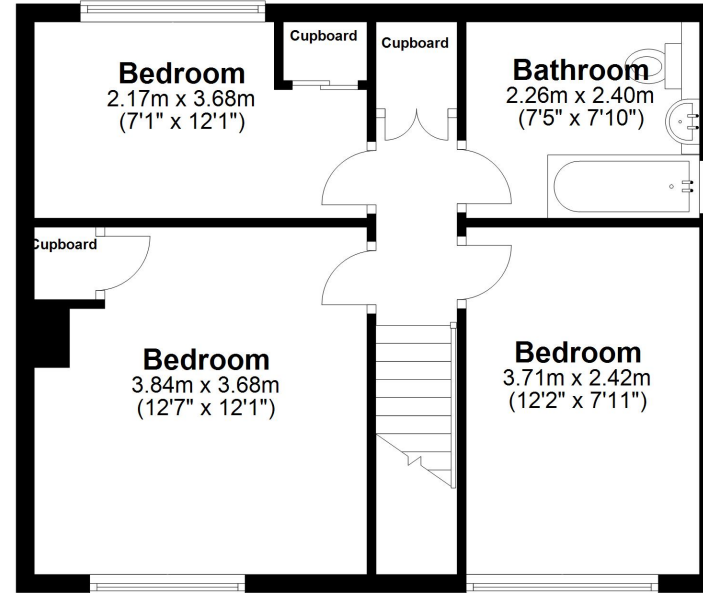
### Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

