



Lovelady Grove,
Formby, L37 6BX

£1,450 pcm

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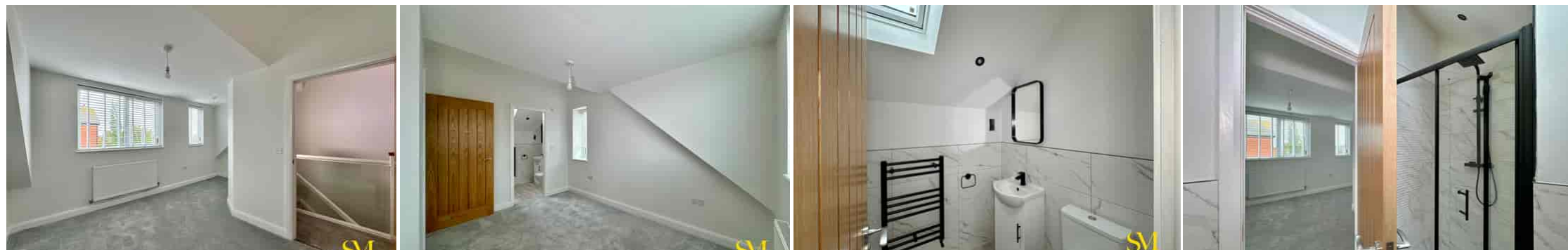
STEPHANIE MACNAB
ESTATE AGENT

This BRAND NEW three-storey home is available to let on an UNFURNISHED basis, combining modern design with ENERGY EFFICIENCY and PREMIUM FINISHES. Set over 960 sq. ft., the house has been thoughtfully planned for contemporary living, with underfloor heating to the ground floor, high-quality flooring throughout, and carefully landscaped gardens.

The ground floor features a welcoming hallway with cloakroom/WC, a stylish fitted kitchen to the front with QUARTZ WORKSURFACES and BOSCH INTEGRATED APPLIANCES, and a superb lounge/dining room to the rear. Full-width BI-FOLD DOORS open to the garden, flooding the living space with natural light and creating a seamless indoor-outdoor flow.

On the first floor, there are TWO WELL-PROPORTIONED BEDROOMS together with a beautifully appointed family BATHROOM. The top floor is the MAIN BEDROOM, complete with an EN-SUITE SHOWER ROOM, making it an ideal private retreat.

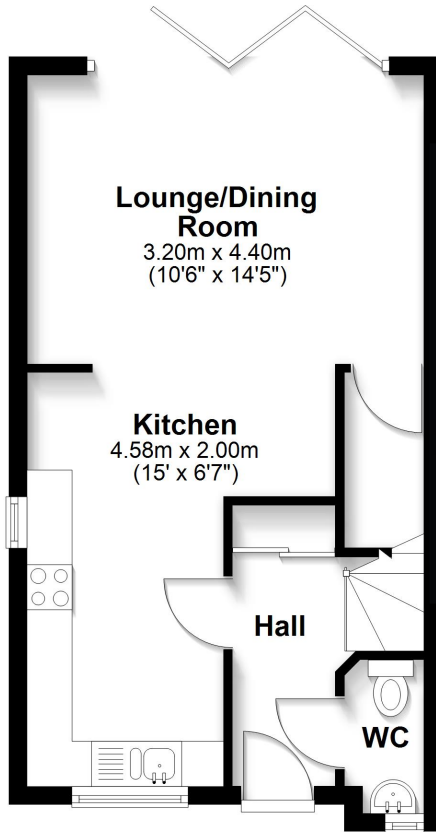
Outside, there are TWO OFF-ROAD PARKING SPACES to the front together with an ELECTRIC VEHICLE CHARGING POINT. The enclosed REAR GARDEN is low-maintenance, featuring a newly laid lawn and patio for easy entertaining. SOLAR PANELS further enhance the home's eco-credentials, reducing running costs and environmental impact.





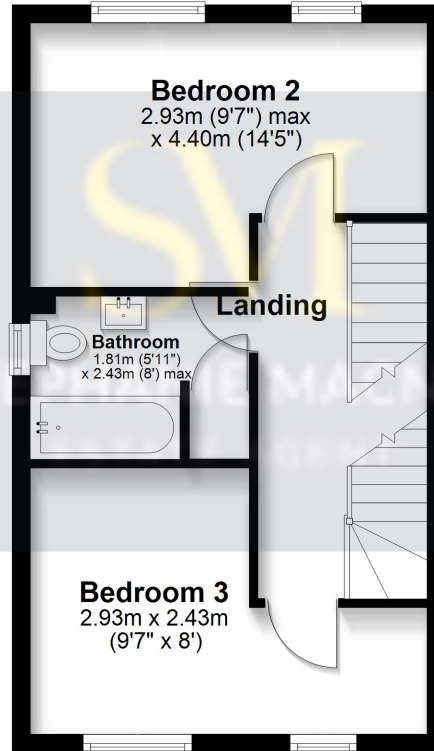
Ground Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



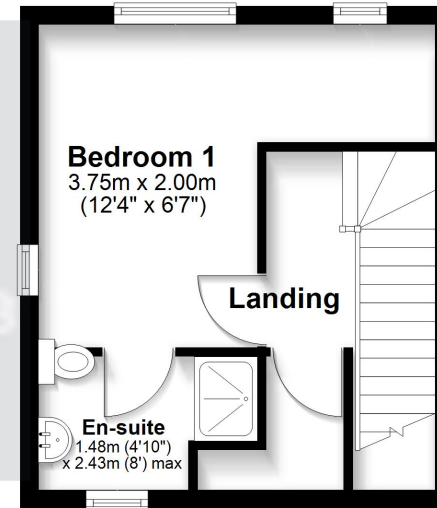
First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Second Floor

Approx. 22.8 sq. metres (245.9 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 sq. feet)

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

