



Ditchfield, Formby,
L37 4EQ

Offers Over £260,000

SM

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ESTATE AGENT

Looking for a spacious and stylish home in the heart of Formby? Look no further than this recently renovated 1970's semi-detached property, boasting plenty of space and light.

Step inside, and you'll immediately appreciate the care and attention that's gone into the renovation of this property. From the beautifully finished kitchen to the modern fixtures and fittings, every detail has been thoughtfully chosen to create a stylish and comfortable home.

The ground floor comprises of a welcoming ENTRANCE HALL leading to a bright and airy LOUNGE with a bay window overlooking the front garden. The OPEN-PLAN KITCHEN/DINING ROOM is a true showstopper, featuring sleek modern cabinetry. There's also plenty of space for a dining table and chairs, making it the perfect place to entertain guests or enjoy family meals. The rear SITTING ROOM is very pleasant with nice views across the garden.

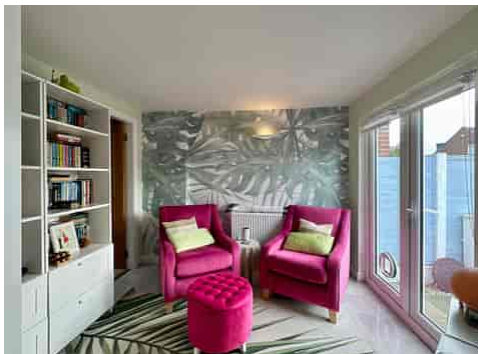
Upstairs, you'll find THREE BEDROOMS, all of which benefit from ample natural light. The family bathroom features a sleek contemporary suite, complete with a bath and separate shower.

Outside, the SOUTH-FACING REAR GARDEN is a real gem, offering plenty of space to relax, play and entertain. With a large patio area, perfect for al fresco dining, and a well-maintained lawn surrounded by shrubs and bushes, it's the perfect oasis to escape the hustle and bustle of daily life.

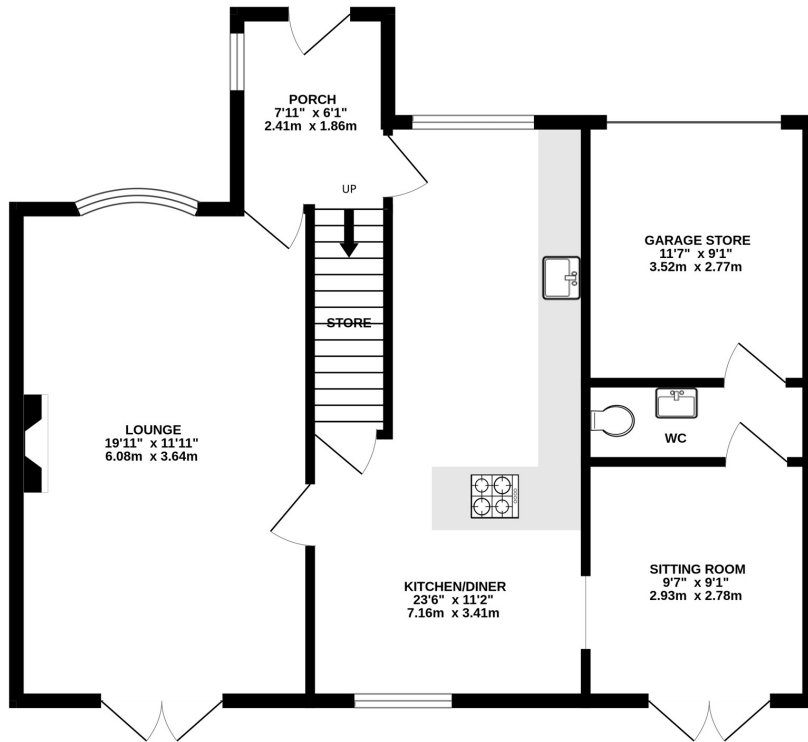
Don't miss your chance to make this stunning property your own - book a viewing today and experience all that it has to offer.

NO ONWARD CHAIN.

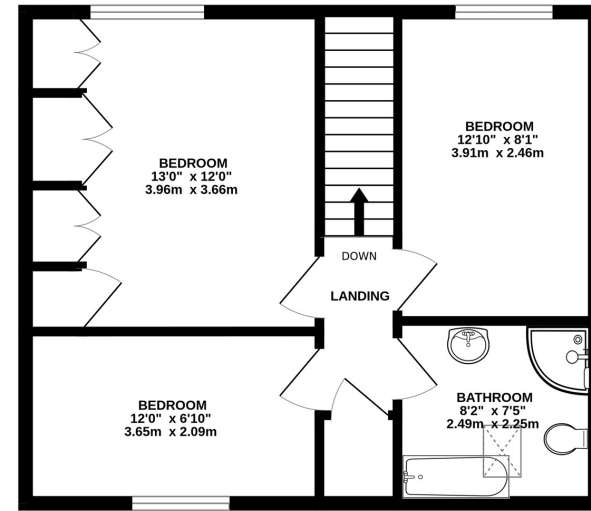




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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		83
(69-80)	C		
(55-68)	D	59	
(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	

