



Tarn Road, Formby,
L37 2JY

OFFERS OVER
£440,000

SM

STEPHANIE MACNAB
ESTATE AGENT

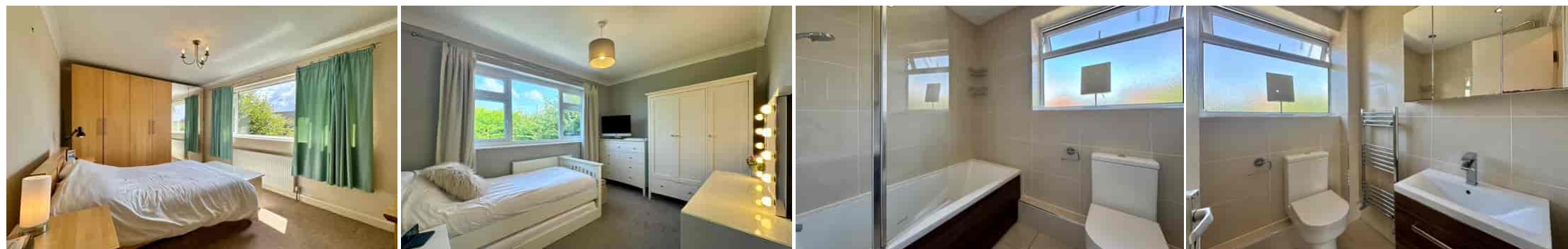
This WELL-PRESENTED DETACHED FAMILY HOME enjoys a QUIET, ESTABLISHED ROAD setting within easy WALKING DISTANCE of the village centre, SCHOOLS and the TRAIN STATION. With a GIA of over 1,660 SQ FT, the property offers well-balanced and VERSATILE ACCOMMODATION ideally suited to modern family life.

A bright and welcoming ENTRANCE HALL sets the tone, with useful UNDERSTAIRS STORAGE and a GROUND FLOOR WC. The spacious front-facing LOUNGE is bathed in natural light and features a large picture window and a REMOTE-CONTROLLED GAS FIRE for cosy evenings in. To the rear, the KITCHEN has a clean, CONTEMPORARY FEEL and comes well-equipped with a BOSCH ELECTRIC DOUBLE OVEN, INDUCTION HOB, and INTEGRATED FRIDGE AND FREEZER. It opens into a DINING ROOM, which in turn flows through to a CONSERVATORY – creating a sociable space that works beautifully for both relaxed family living and entertaining.

A separate UTILITY ROOM offers further convenience, with direct access to the rear garden and the INTEGRAL GARAGE.

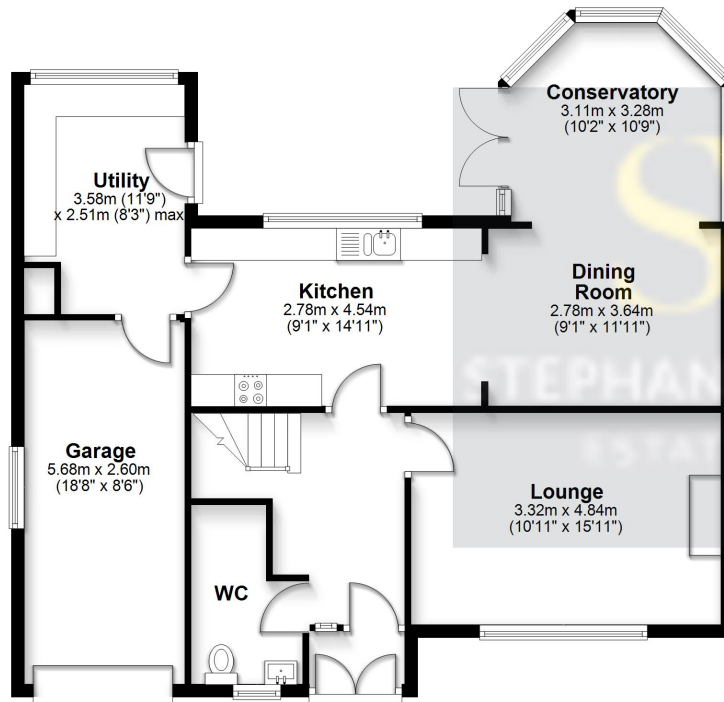
Upstairs there are FOUR WELL-PROPORTIONED BEDROOMS and a MODERN FAMILY BATHROOM. The LOFT is FULLY BOARDED and accessed via a FIXED LADDER – ideal for storage or hobby use. Outside, the rear garden is laid mainly to lawn with a PATIO SEATING AREA – a lovely spot to enjoy the warmer months. The front driveway offers OFF-ROAD PARKING and the property is FREEHOLD.

Call to view on 01704 516 626.

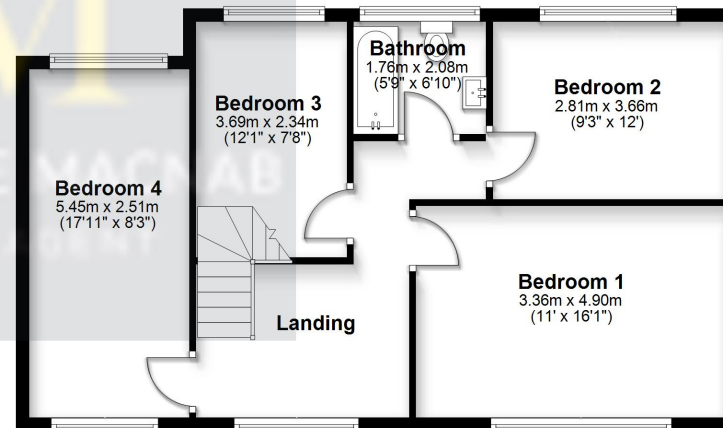




Ground Floor
Approx. 88.6 sq. metres (954.1 sq. feet)



First Floor
Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 155.1 sq. metres (1669.5 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+)	49	74		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

