



Altcar Lane, Formby,
L37 6AZ

£1,200 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Discover this immaculate, semi-detached HOUSE that is both well-maintained and beautifully presented, making it an absolute delight to call home.

The UNFURNISHED accommodation is spacious, bright, and practical, offering a perfect canvas for your personal touch.

As you arrive during the summer months, you'll be greeted by the vibrant blooms of hydrangeas, poppies, and lavender, creating a warm and welcoming entrance.

Upon entering the house, you'll immediately sense the care and attention given to this home. The HALLWAY leads you to a front LOUNGE decorated in a neutral palette, a theme that continues throughout the property. The separate DINING ROOM features French doors that open out to the rear garden, perfect for indoor-outdoor living. Adjacent to the dining room is a well-equipped and functional KITCHEN.

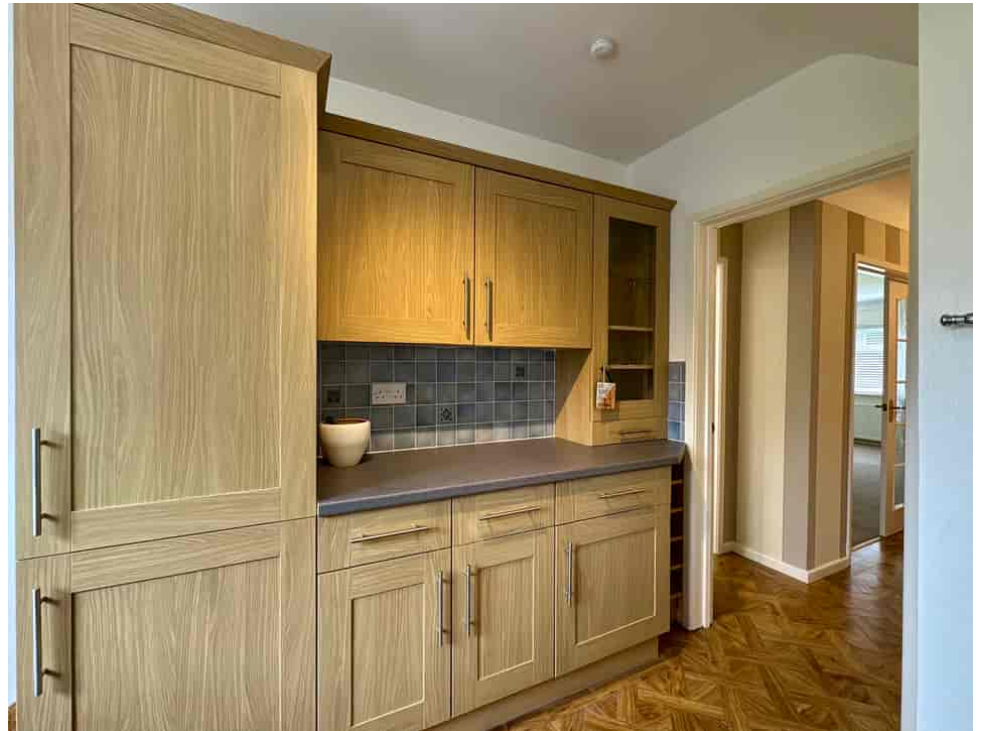
Upstairs, you will find THREE BEDROOMS and a modern SHOWER ROOM. The main bedroom comes with fitted furniture for added convenience. Additionally, the loft is fully boarded and accessible via a fitted ladder.

Outside, the property offers OFF-ROAD PARKING, a GARAGE, and a charming front garden. The REAR GARDEN is enclosed, providing a private outdoor space to enjoy.

Call today to arrange your viewing at 01704 516 626.

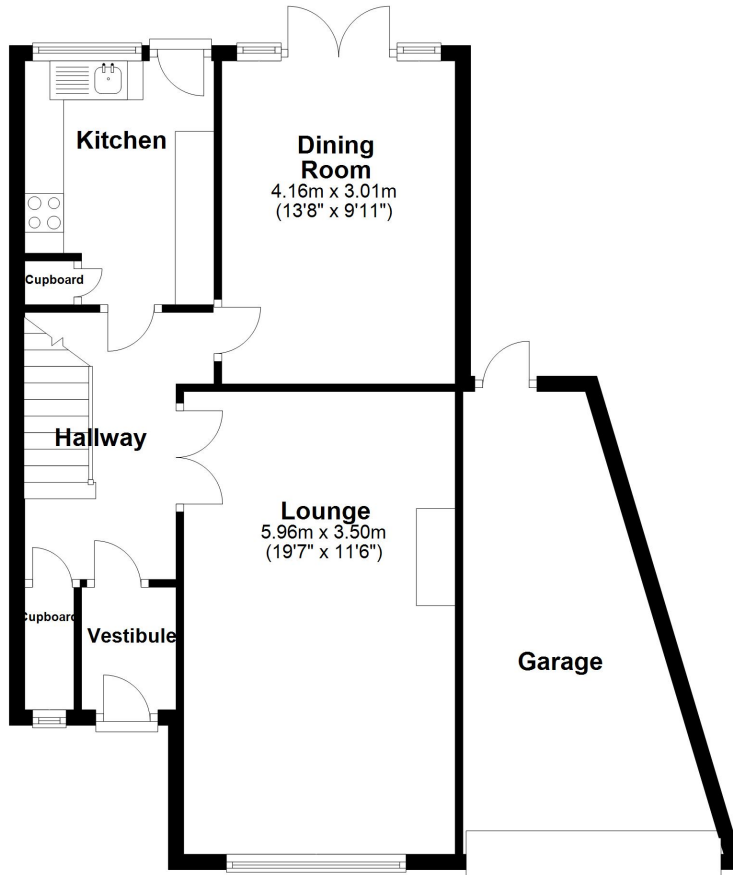
Please note, all tenants will be subject to referencing, and advanced rent and a deposit are required.





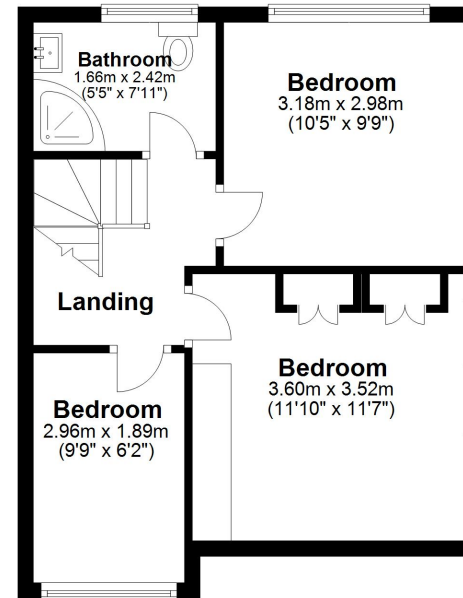
Ground Floor

Approx. 68.1 sq. metres (732.7 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 106.7 sq. metres (1148.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	

