



Liverpool Road,
Formby, L37 6BU

Offers Over £260,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This FANTASTIC FAMILY home has FOUR BEDROOMS and is one NOT TO BE MISSED!

The ENTRANCE HALL is welcoming and leads to the front-facing LOUNGE. The OPEN PLAN KITCHEN/DINER is the heart of the home and certainly where friends and family will gather. During the summer, the patio doors can be flung open into the LARGE REAR GARDEN to extend the entertaining space.

Upstairs, there are THREE BEDROOMS and a FAMILY BATHROOM. The third bedroom is currently used as a nursery but would make a great HOME OFFICE.

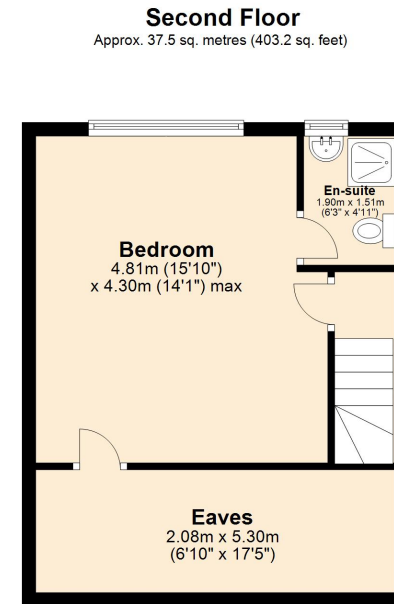
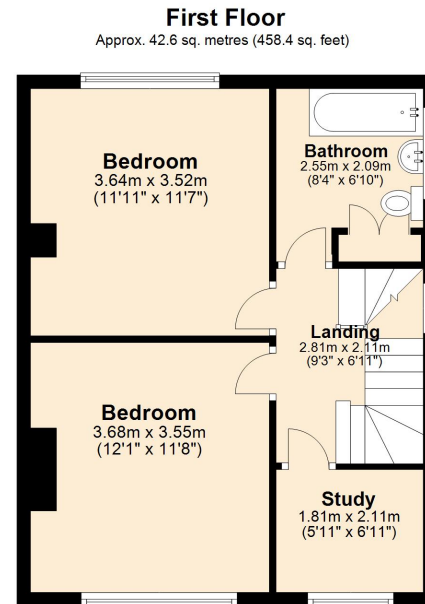
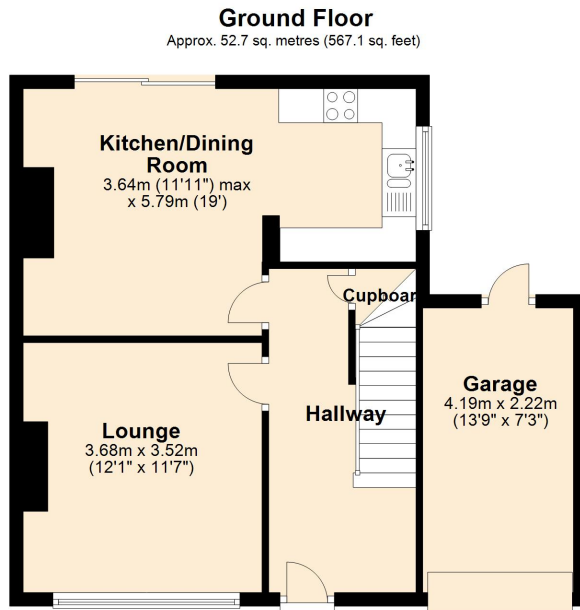
The loft has been converted to provide a SPACIOUS FOURTH BEDROOM and EN-SUITE shower room.

There is OFF-ROAD parking for two vehicles and a GARAGE with plumbing. The rear garden is enclosed and ideal for energetic children and pets.

To view, call 01704 516 626. Follow us on Facebook and Instagram.







Total area: approx. 132.7 sq. metres (1428.7 sq. feet)

Plan produced using PlanUp.

