



Balmoral Drive,
Formby, L37 6EE

OFFERS OVER £270,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A well-presented home with a SOUTH-FACING GARDEN, ideal for family living.

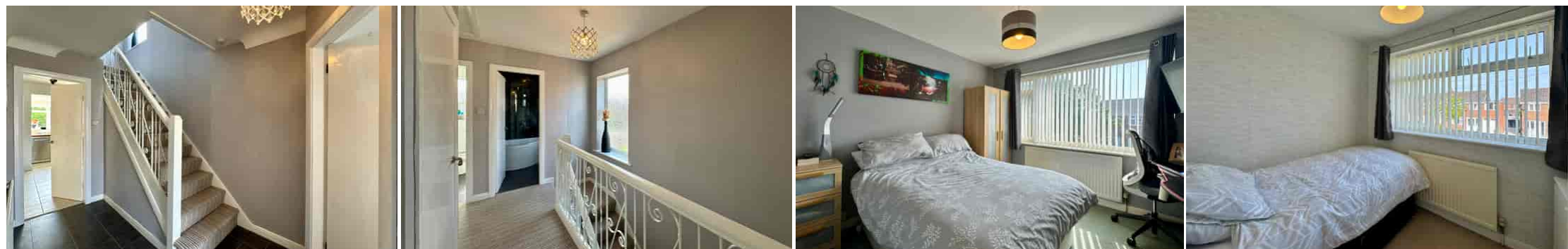
Set behind a neat lawn and driveway, this THREE-BEDROOM SEMI-DETACHED HOME is well maintained and thoughtfully updated by the current owners.

The layout begins with a welcoming entrance HALLWAY, leading to a comfortable LOUNGE with feature fireplace and through to a DINING ROOM with sliding doors opening onto the garden—ideal for everyday living and entertaining. The KITCHEN is finished with navy cabinetry, wood-effect worktops and integrated appliances.

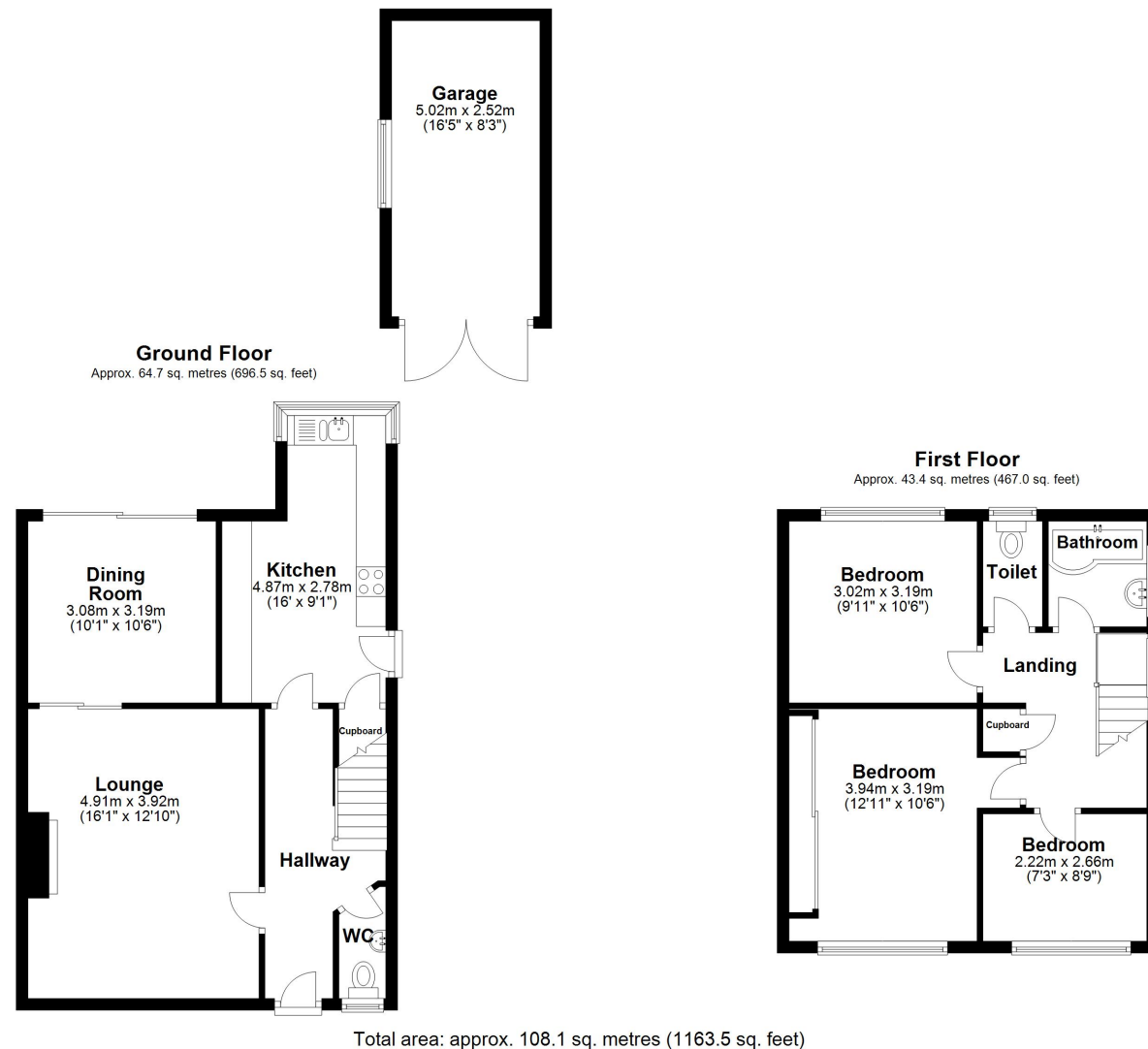
A DOWNSTAIRS WC, installed by the current owners, adds to the convenience of the ground floor.

Upstairs, there are THREE BEDROOMS, a modern BATHROOM with P-shaped bath, and a SEPARATE WC—a practical setup for busy households.

The rear garden is a real highlight—south-facing and attractively planted with lawn and borders, plus a detached GARAGE with power.







Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	68	81
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		

