



Friars Walk, Formby,
L37 4EU

£1,450 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

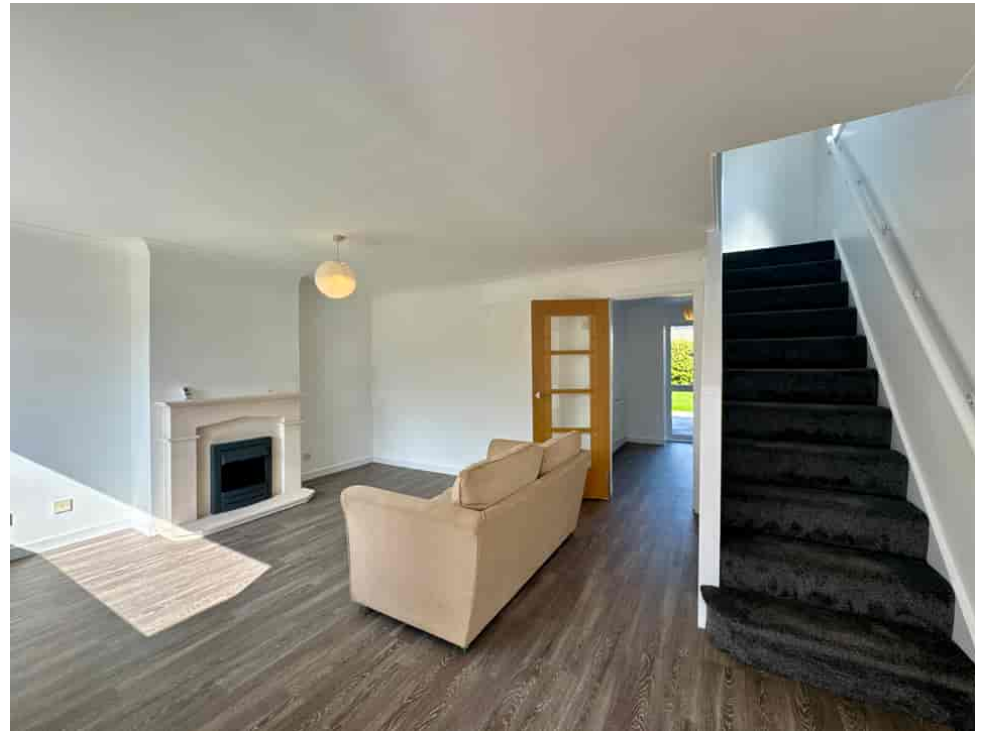
Recently REFURBISHED throughout, this smart and spacious UNFURNISHED semi-detached home offers TURNKEY LIVING in a sought-after residential location. The interiors are freshly presented with crisp white décor, NEW FLOOR COVERINGS and a CONTEMPORARY KITCHEN. Ideal for tenants looking for a MOVE-IN READY property, the house combines practicality with a clean, modern finish.

The ground floor provides a welcoming LOUNGE with feature fireplace, and the DINING ROOM, which overlooks the garden via large sliding doors. The KITCHEN has been thoughtfully updated with shaker-style cabinetry, metro tiling, and a view over the GARDEN. A separate STUDY offers ideal space for home working or additional reception use.

Upstairs, there are THREE BEDROOMS arranged around a naturally lit landing, along with a family BATHROOM featuring sleek white tiling and a rainfall shower over the bath.

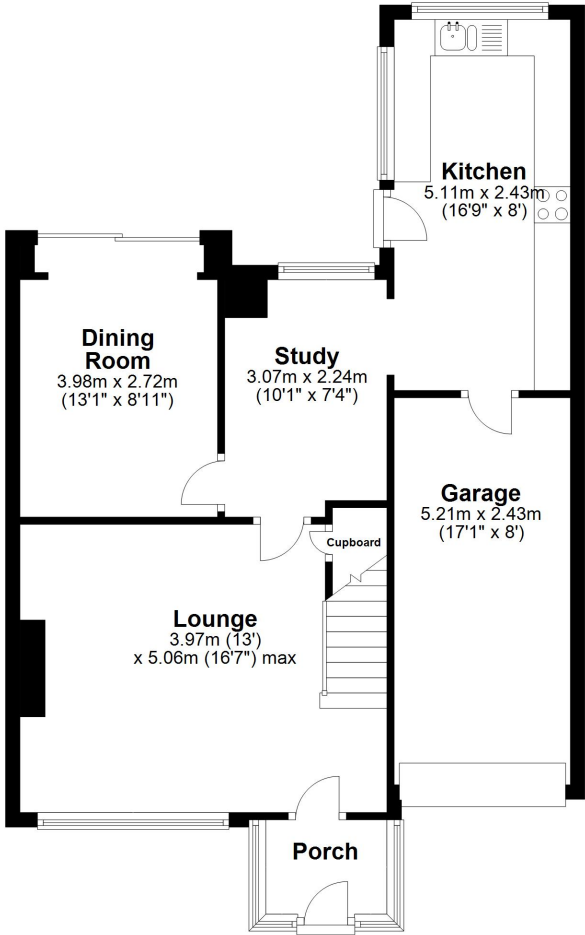
The exterior has also had a refresh – the FRONT AND REAR GARDENS have been LANDSCAPED with a new lawn and patio, perfect for enjoying sunny afternoons. A DRIVEWAY and ATTACHED GARAGE complete the picture.





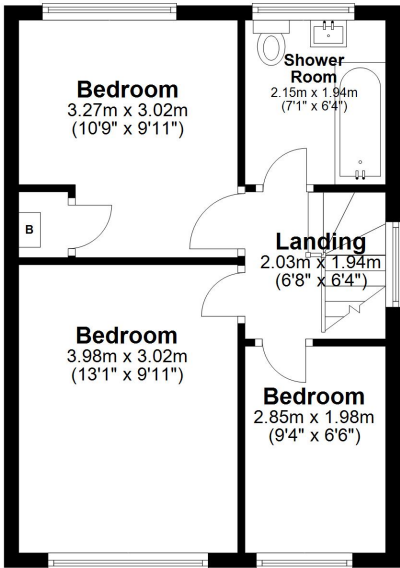
Ground Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 103.8 sq. metres (1117.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

