



Holmwood Close,  
Formby, L37 1XW

**Offers Over £450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Step into CONTEMPORARY COMFORT with this link-DETACHED FAMILY HOME, nestled in a peaceful CUL-DE-SAC within the idyllic Formby locale.

Among its many charms, the OPEN-PLAN KITCHEN, DINING and LIVING space steals the spotlight, boasting BI-FOLDING DOORS that effortlessly blend indoor and outdoor living, promising to captivate and charm all who step inside.

A haven of tranquillity awaits in the front-facing LOUNGE, offering respite from the daily hustle and bustle. Essential amenities include a downstairs WC and UTILITY ROOM, catering to the needs of modern family living.

Upstairs, FOUR BEDROOMS and a FAMILY BATHROOM blend practicality with charm, ensuring comfort for all.

With OFF-ROAD PARKING for two cars and the convenience of a GARAGE, functionality meets luxury seamlessly. The REAR GARDEN, designed for low maintenance, invites optimal enjoyment with minimal upkeep.

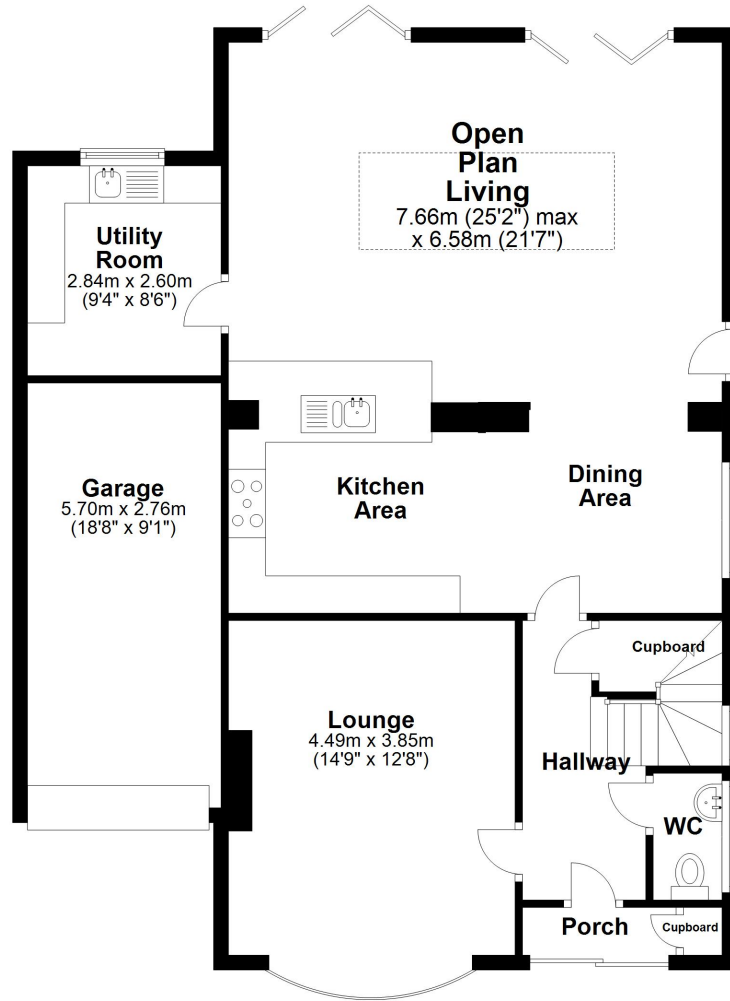
Don't let this opportunity slip away - schedule your visit today and discover the epitome of contemporary family living firsthand!





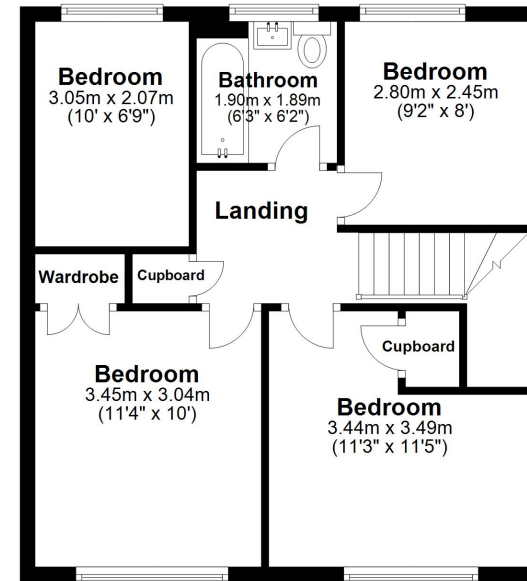
### Ground Floor

Approx. 105.7 sq. metres (1137.9 sq. feet)



### First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



Total area: approx. 155.4 sq. metres (1673.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	

