



Broadleaf Drive,
Formby, L37 6FJ

£250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Built in 2024 by Barratt Homes (ROSEBERRY DESIGN), this smart SEMI-DETACHED property offers a modern, LOW-MAINTENANCE lifestyle with the benefit of a WEST-FACING REAR GARDEN and NO ONWARD CHAIN. It's the perfect choice for FIRST-TIME BUYERS or those looking to downsize without compromise.

The layout begins with a welcoming HALL leading into a bright LOUNGE at the front of the property. From here, an INNER HALLWAY with GROUND FLOOR WC connects through to the rear, where the DINING KITCHEN spans the full width of the house. Fitted with contemporary units and integrated appliances, this sociable space is enhanced by FRENCH DOORS opening directly onto the garden.

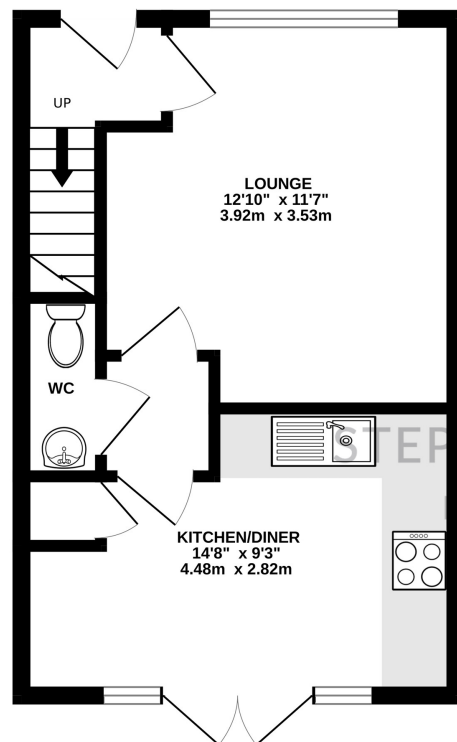
Upstairs, the landing provides access to TWO DOUBLE BEDROOMS, both well-proportioned. The MAIN BEDROOM BENEFITS FROM STUNNING VIEWS ACROSS OPEN GREEN SPACE, creating a sense of light and tranquillity. A stylish FAMILY BATHROOM with a shower-over-bath and useful CUPBOARD STORAGE further add to the practicality of the home.

Externally, there is OFF-ROAD PARKING to the front, while the WEST-FACING REAR GARDEN enjoys afternoon and evening sunshine—a low-maintenance space with lawn and patio that's ideal for relaxing or entertaining.

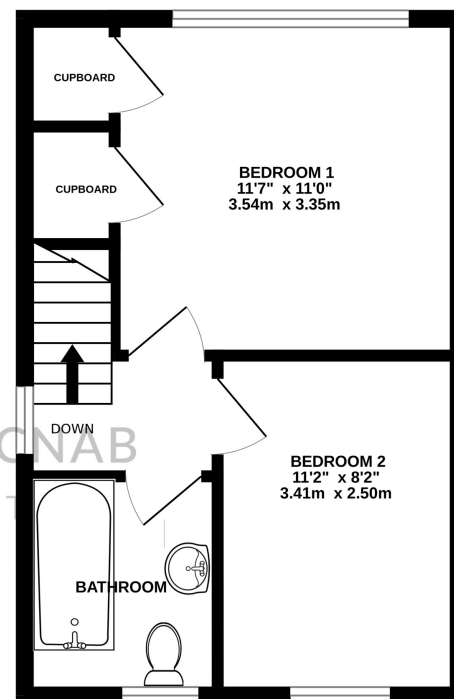




GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(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	