



Woodlands Road,  
Formby, L37 2JW

**Offers Over £525,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This property has been transformed by the current owners and is now a modern, bright, practical home.

They have EXTENDED the kitchen and created the much-coveted OPEN PLAN KITCHEN DINER, which is a bright and airy room and most definitely the heart of the home. They have also replaced all the windows with modern anthracite frames, and the kitchen has BI-FOLDING doors.

The property is generous in proportion and a perfect family home. The FLOORPLAN illustrates the layout, but in brief, it comprises:-

A welcoming entrance hall, with the all-important downstairs WC. The lounge with a WOOD BURNING STOVE. Perfect for the cosy winter nights ahead. The kitchen also has a separate UTILITY ROOM.

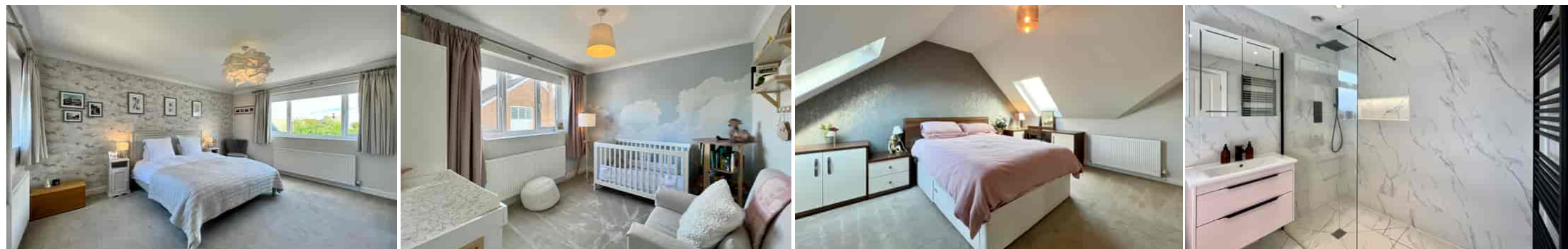
Upstairs, you'll be pleasantly surprised by the light and spacious landing. It's a lovely sitting area if you have a moment. There are TWO DOUBLE BEDROOMS and a family BATHROOM. The bathroom has recently been replaced with a stylish, contemporary suite and underfloor heating.

On the second floor, you'll find a further TWO DOUBLE BEDROOMS and a SHOWER ROOM.

There is ample OFF-ROAD parking for several cars. The GARAGE is at the rear of the property. The vendor informs us that the room at the rear of the garage has been insulated, and they currently use it as a GYM.

The garden is at the side and rear of the property and enjoys a WEST FACING aspect. This is the ideal place to relax and unwind after a busy day with a glass of wine in the tranquillity of your garden!

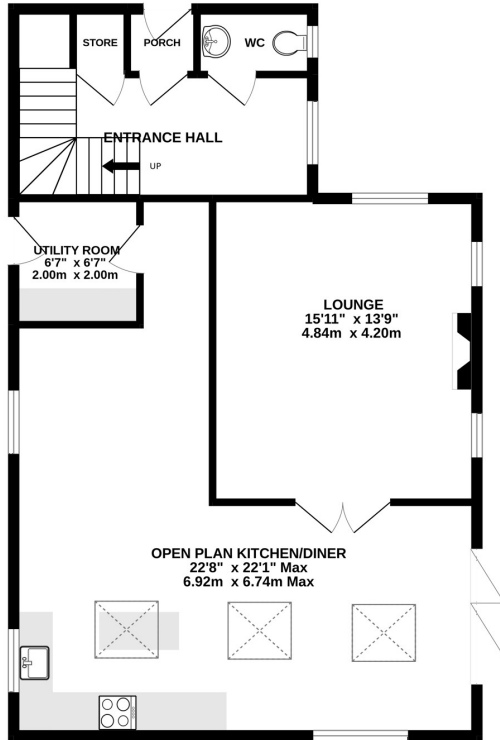
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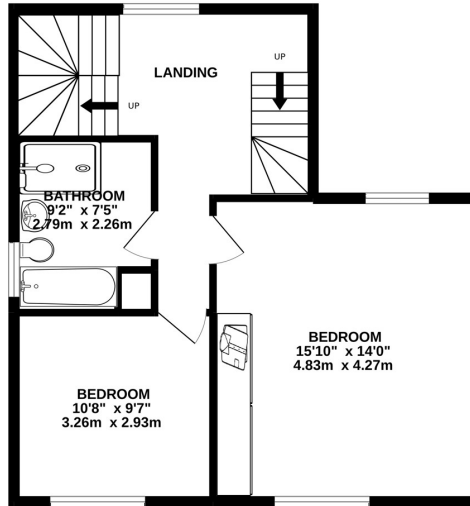




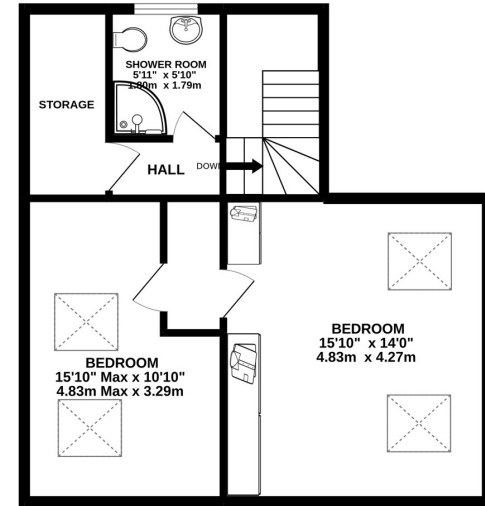
GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



