



Buckfast Drive, Formby,
L37 4HD

OFFERS OVER £230,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This EXTENDED home has been THOUGHTFULLY IMPROVED by the current owner, making it a great choice whether you're upsizing, downsizing, or starting your homeownership journey. With a NEW ROOF, WINDOWS and DOOR, an updated BOILER, and a REFRESHED BATHROOM, this house has seen several upgrades that enhance both comfort and functionality. Recent REDECORATION and NEW FLOORING add a fresh touch to the inviting interior.

The spacious LOUNGE offers a welcoming atmosphere, ideal for relaxing or spending time with family. The extended DINING ROOM provides plenty of space for entertaining, and the KITCHEN is practical and well-suited for daily living.

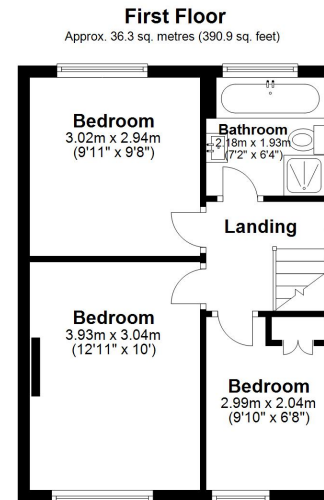
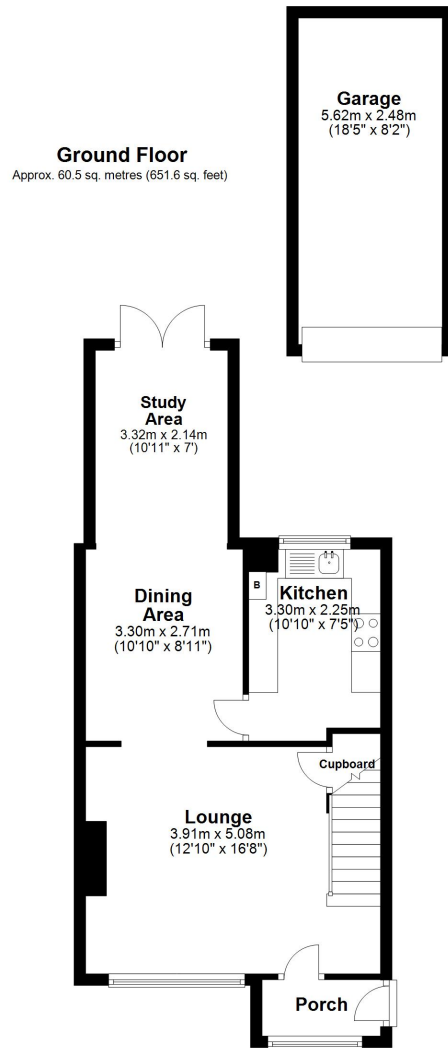
Upstairs, there are THREE BEDROOMS and a modern BATHROOM. The loft, fitted with a ladder, offers additional storage space for convenience.

The SOUTH-FACING REAR GARDEN enjoys plenty of natural light, perfect for outdoor living, while the property also features an electric vehicle CHARGING PORT and GARAGE.

This home is move-in ready and appeals to a wide range of buyers. Call 01704 516 616 to arrange a viewing.







Total area: approx. 96.9 sq. metres (1042.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	83

EU Directive 2002/91/EC

