



Smithy Green, Formby
, L37 3PN

Offers Over £215,000

SM

STEPHANIE MACNAB
ESTATE AGENT

IMMACULATELY PRESENTED HOME with ATTRACTIVE KERB APPEAL

This beautifully maintained home features trailing wisteria and a well-tended garden at the front, creating a pleasant and welcoming arrival.

The accommodation is bright, spacious, and inviting. The THROUGH LOUNGE-DINER enjoys a dual aspect and boasts French doors that open into the WEST-FACING rear garden, seamlessly connecting indoor and outdoor living. The KITCHEN is both stylish and practical, and the DOWNSTAIRS WC is an added bonus for convenience.

Upstairs, you will find THREE BEDROOMS and a FAMILY BATHROOM, providing ample space for family or guests.

Since purchasing the property, the owners have devoted considerable time and effort to improving the gardens and outdoor space. Their objective was to create a low-maintenance garden bursting with colour throughout the seasons, resulting in a beautiful and enjoyable environment.

The sale is further enhanced by the benefit of NO ONWARD CHAIN. Call to arrange a viewing at 01704 516 626. Don't miss the chance to make this exceptional home yours!

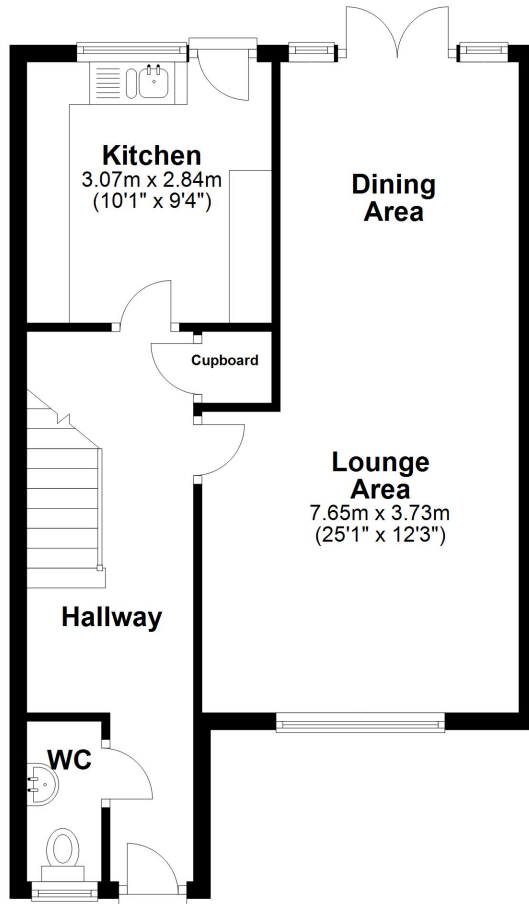






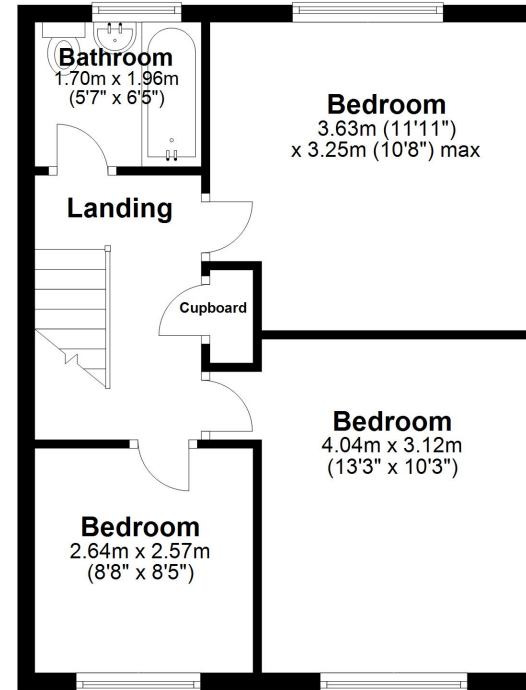
Ground Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 92.7 sq. metres (997.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	