



Hawksworth Drive,
Formby, L37 7EY

Offers Over £325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This beautifully EXTENDED DETACHED HOUSE offers THREE SPACIOUS DOUBLE BEDROOMS and TWO BATH/SHOWER ROOMS, ideal for comfortable family living.

From the moment you arrive, the property's NEAT KERB APPEAL sets the tone for what you'll find throughout. The current owners have consistently maintained and upgraded the home, with KEY IMPROVEMENTS INCLUDING:

- Replacement windows and doors (2014)
- Full rewiring (2016)
- External rendering (2019 & 2024)
- A new Worcester combi boiler (2021)

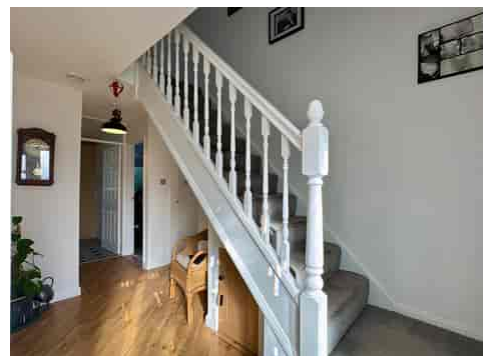
The accommodation comprises a welcoming ENTRANCE HALL with a convenient cloakroom/WC, a front-facing DINING ROOM, and an extended REAR SITTING ROOM with views over the well-kept garden. The MODERN KITCHEN is both stylish and practical, and the UTILITY ROOM is an added bonus.

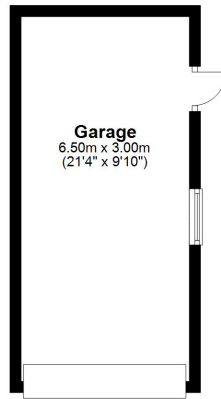
Upstairs, you'll find three double bedrooms, with the main bedroom benefiting from an EN-SUITE. The family BATHROOM is contemporary and well-appointed.

Externally, there is OFF-ROAD parking leading to a GARAGE. The REAR GARDEN is enclosed, private, and well-maintained.

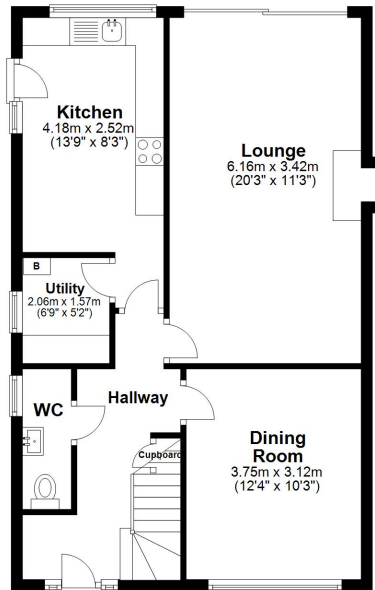
Please note: The land behind the property has planning permission for residential development.







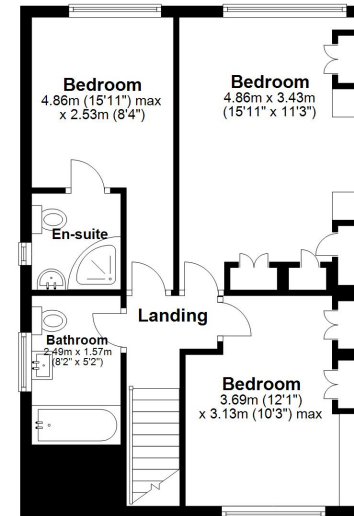
Ground Floor
Approx. 80.0 sq. metres (860.7 sq. feet)



Total area: approx. 131.3 sq. metres (1413.8 sq. feet)

Plan produced using PlanUp.

First Floor
Approx. 51.4 sq. metres (553.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(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	

