



Beaufort, Formby,  
L37 4EJ

**OFFERS OVER**  
**£290,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Set at the end of a quiet CUL-DE-SAC, this well-presented THREE-BEDROOM SEMI-DETACHED HOME occupies a generous CORNER PLOT with a superb WEST-FACING REAR GARDEN — perfect for making the most of sunny afternoons and evenings. With approximately 1,052 SQ FT of well-planned accommodation, the home is ideal for growing families.

A welcoming hallway with HERRINGBONE FLOORING sets the tone, leading into the spacious DUAL-ASPECT LOUNGE, a wonderfully bright room with contemporary décor, feature wall and views out to the garden via French doors. The separate DINING ROOM offers flexibility for entertaining, home working or family mealtimes, enjoying plenty of natural light from dual windows.

The KITCHEN provides a practical layout with direct access to the rear garden, offering great scope for further enhancement should buyers wish to pursue an open-plan scheme in the future. A highly convenient DOWNSTAIRS WC completes the ground floor.

Upstairs are THREE GOOD-SIZED BEDROOMS, together with a family BATHROOM. Externally, the corner plot delivers a noticeably LARGER THAN TYPICAL REAR GARDEN, ideal for children, pets and outdoor dining, with scope for landscaping or extension. A driveway to the front provides parking, leading to a DETACHED GARAGE. A NEW ROOF (2023) gives welcome peace of mind for years to come.

With a superb setting close to local schools, shops and transport, this is a standout opportunity in a highly sought-after area.

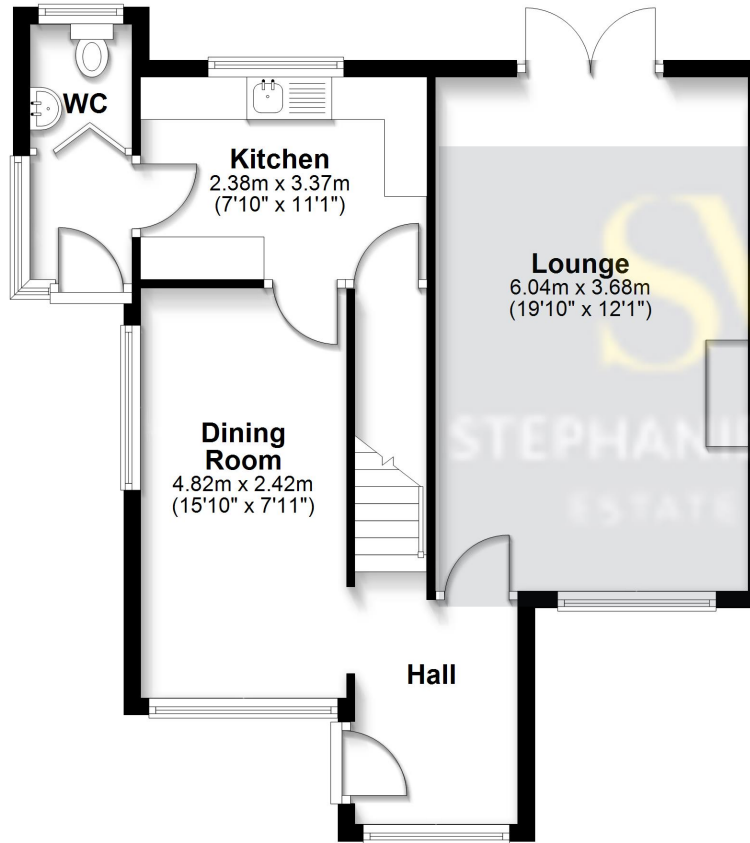






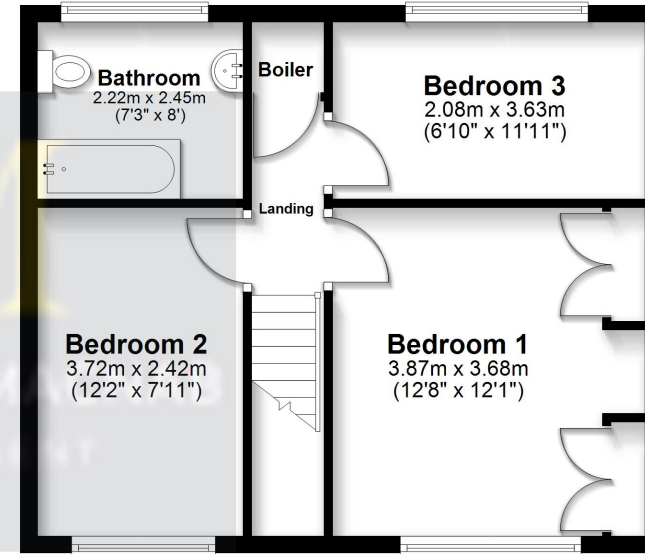
## Ground Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.4 sq. feet)



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	86
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		





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