



The Evergreens,
Formby, L37 3RW

OFFERS OVER
£530,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Spacious DETACHED HOME on desirable CUL-DE-SAC – NO CHAIN

This impressive FOUR-BEDROOM detached house was built by Bryant Homes in the late 1990s. Set behind a mature frontage, the property offers over 1,880 sq ft of accommodation and is one of the LARGER DESIGNS within the development.

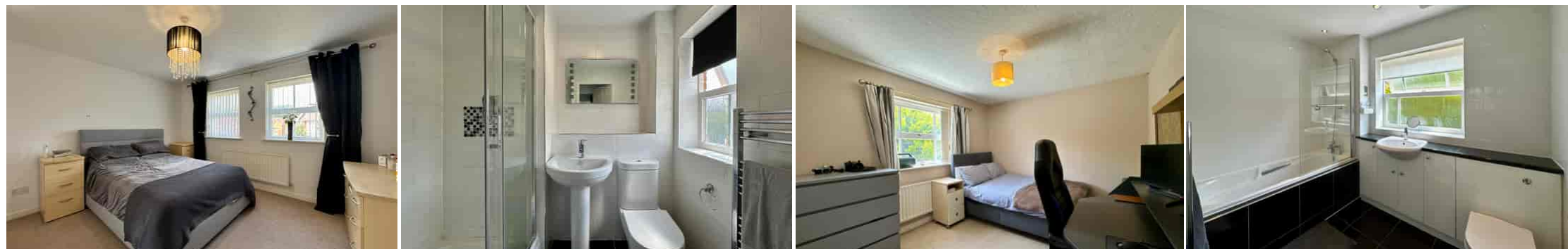
Internally, the home is well presented and thoughtfully arranged for modern family living. The central ENTRANCE HALL leads to a spacious LOUNGE with a feature bay window and fireplace. To the rear, a stylish and well-appointed KITCHEN/DINING ROOM flows through to a conservatory, creating a sociable and versatile living space. The kitchen is fitted with a central island, granite worktops, and a full range of integrated appliances including a double oven, microwave, and gas hob.

Also on the ground floor is a HOME OFFICE, a UTILITY ROOM, WC, and an integral DOUBLE GARAGE.

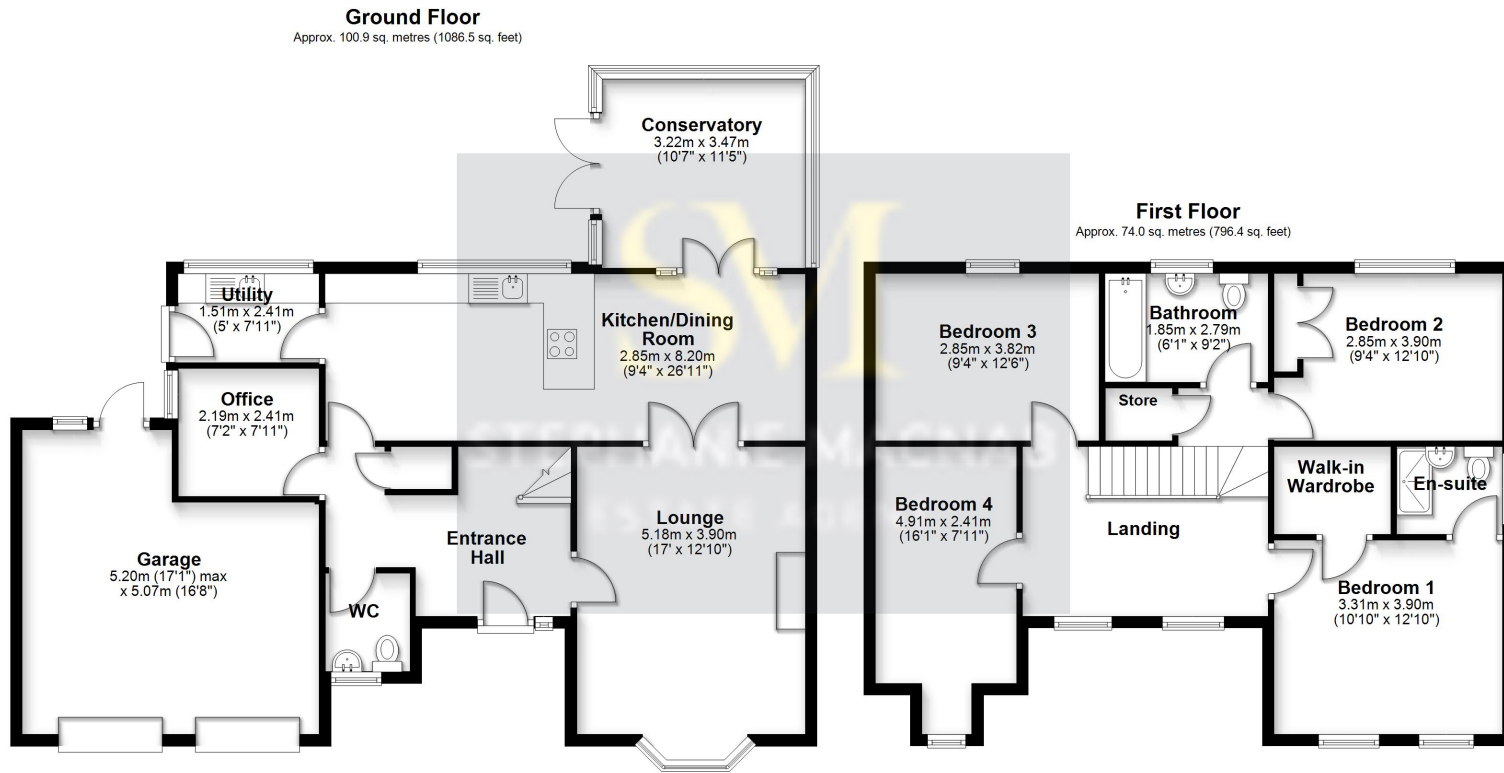
Upstairs, the GALLERIED LANDING leads to four good-sized bedrooms, including a spacious main bedroom with WALK-IN WARDROBE and EN-SUITE SHOWER ROOM. The FAMILY BATHROOM is modern and fully tiled.

Outside, the REAR GARDEN is private and mainly laid to lawn with established borders and a patio area, ideal for entertaining.

The property is offered CHAIN-FREE, providing a fantastic opportunity for a straightforward move into a well-established neighbourhood.







Total area: approx. 174.9 sq. metres (1882.9 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+) 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 <small>EU Directive 2002/91/EC</small> 