



Abbots Close, Formby,
Merseyside, L37 6EY

£1,400 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

To Let – DETACHED FAMILY HOME | Quiet Cul-De-Sac | EPC Rating B | Available Immediately

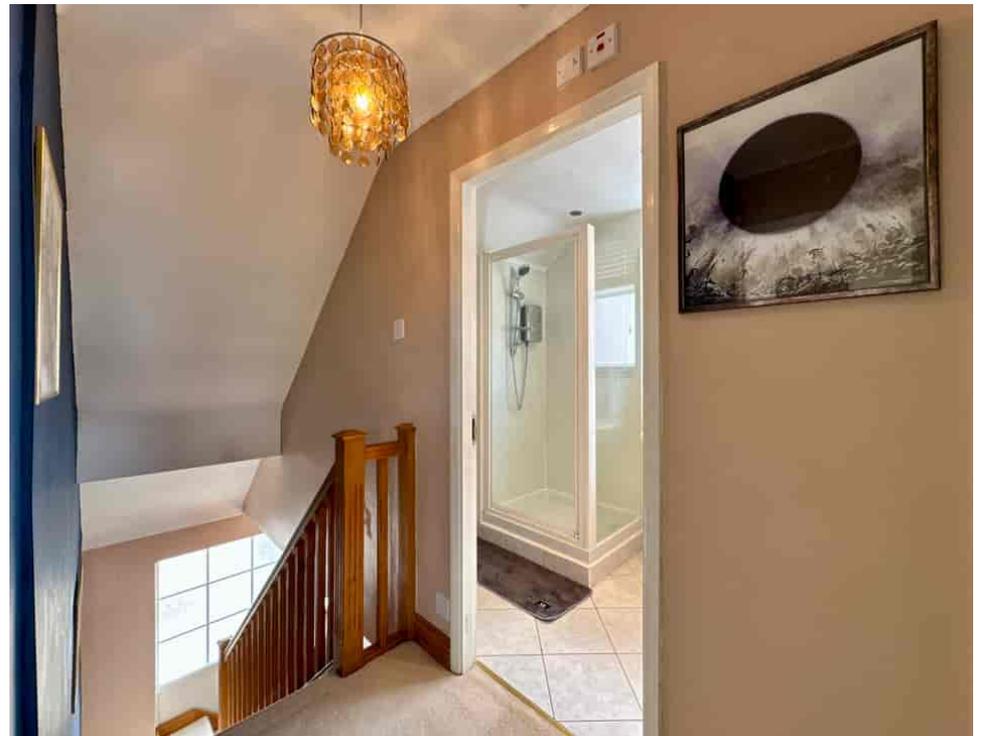
Located in a peaceful CUL-DE-SAC, this well-maintained and ENERGY-EFFICIENT detached home is available to let UNFURNISHED and is ready for immediate occupancy.

The property offers a generous and flexible layout, with a bright ENTRANCE HALL, a modern fitted KITCHEN with integrated appliances, and a SPACIOUS LOUNGE opening into a large CONSERVATORY — ideal for entertaining or enjoying views of the sunny rear garden. There's also a separate GROUND FLOOR WC and UTILITY ROOM for added convenience.

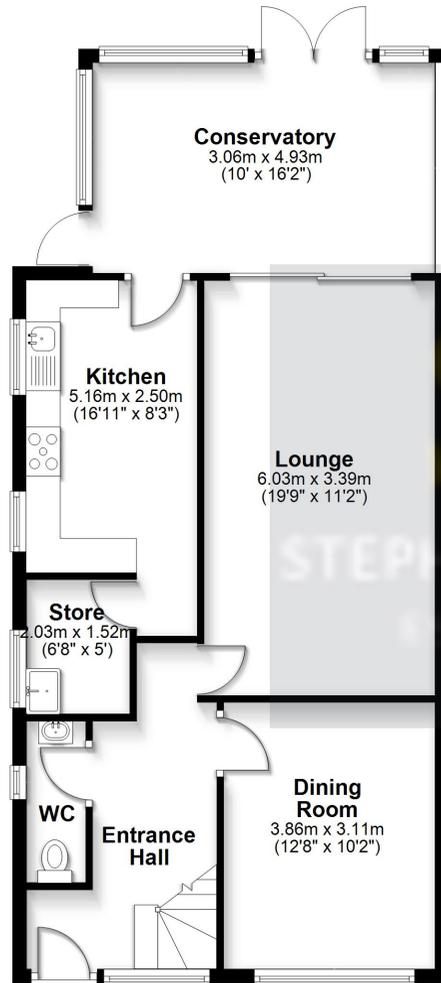
Upstairs, you'll find THREE BEDROOMS and a contemporary SHOWER ROOM, with ample built-in storage and natural light throughout.

Externally, the home boasts a private REAR GARDEN with patio and lawned areas, perfect for outdoor living. A GARAGE and DRIVEWAY provide off-road parking, while the SOLAR PANELS with BATTERY STORAGE ensure enhanced energy efficiency — reflected in the property's strong EPC Rating B.

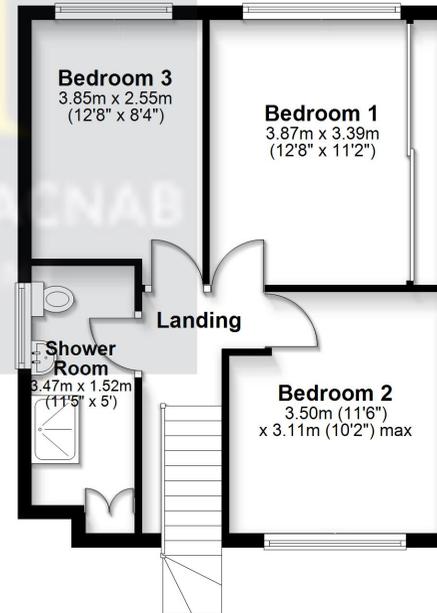




Ground Floor
Approx. 75.8 sq. metres (815.6 sq. feet)



First Floor
Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 120.2 sq. metres (1294.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	86	91
(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		EU Directive 2002/91/EC	

