



6 Marsh Brows,  
Formby, Liverpool,  
Merseyside, L37 3PD

£1,350 pcm

SM

STEPHANIE MACNAB  
ESTATE AGENT

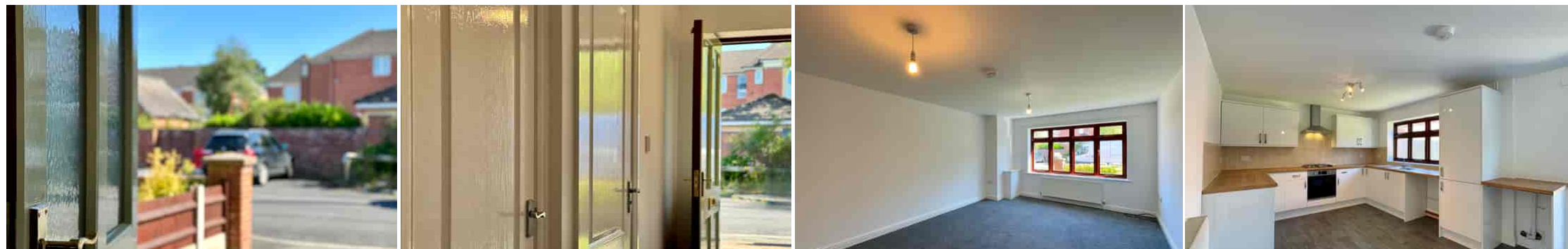
Welcome to this MODERN PROPERTY, built in 2012, which truly embraces CONTEMPORARY LIVING. Situated in a quiet CUL-DE-SAC, just a short stroll from the Village, this house is perfectly positioned for convenient living.

Upon entering, you are greeted by an ENTRANCE HALL featuring a cloakroom/WC, providing a practical and functional space. The front-facing LOUNGE offers a cosy retreat for relaxation, while the OPEN-PLAN KITCHEN/DINER is designed to facilitate seamless entertaining and socialising.

Moving upstairs, you will discover THREE GENEROUSLY SIZED DOUBLE BEDROOMS, offering ample space for comfortable living. Completing the accommodation is a FAMILY BATHROOM, providing convenience and privacy for all occupants.

Outside, the property boasts OFF-ROAD PARKING, ensuring that you always have a secure place for your vehicles. The enclosed REAR GARDEN is low-maintenance and ideal for relaxing or hosting family and friends during the summer

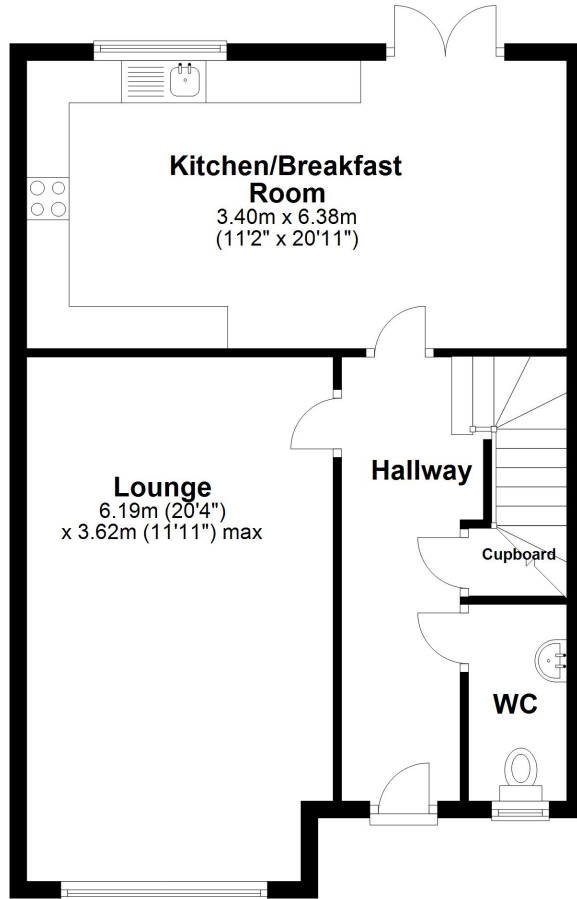
To truly appreciate the charm and potential of this property, we highly recommend booking a viewing. Call today on 01704 516 626 to arrange your visit and seize the opportunity to make this house your future home.





### Ground Floor

Approx. 58.8 sq. metres (632.4 sq. feet)



**Kitchen/Breakfast Room**  
3.40m x 6.38m  
(11'2" x 20'11")

**Lounge**  
6.19m (20'4")  
x 3.62m (11'11") max

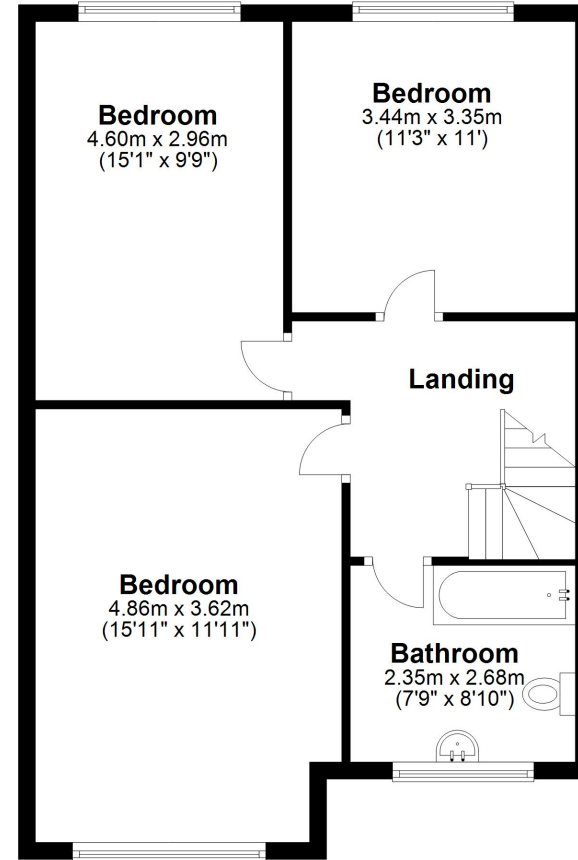
**Hallway**

Cupboard

**WC**

### First Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



**Bedroom**  
4.60m x 2.96m  
(15'1" x 9'9")

**Bedroom**  
3.44m x 3.35m  
(11'3" x 11')

**Landing**

**Bedroom**  
4.86m x 3.62m  
(15'11" x 11'11")

**Bathroom**  
2.35m x 2.68m  
(7'9" x 8'10")

Total area: approx. 117.4 sq. metres (1263.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

