



Andrews Lane, Formby  
, L37 2EW

**OFFERS OVER**  
**£400,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This beautiful FOUR-BEDROOM DETACHED FAMILY HOME, built in 2019 by Redrow in the sought-after Sanderling Park development, offers CONTEMPORARY LIVING in a prime Formby location. Situated within half a mile of highly-rated primary and secondary schools, Formby Train Station, and just a mile from the famous Formby beach and village centre, this property provides the perfect mix of luxury and convenience.

Part of Redrow's prestigious 'Heritage Range', the home boasts outstanding KERB APPEAL and has been thoughtfully designed to maximise space and natural light. The high ceilings create a sense of openness, making the living spaces feel bright and welcoming. The layout includes a SPACIOUS LIVING ROOM and a STUNNING OPEN-PLAN KITCHEN/DINER that flows seamlessly into the WEST-FACING GARDEN, perfect for indoor-outdoor entertaining.

Upstairs, you'll find FOUR BEDROOMS, including the main bedroom with its own EN-SUITE shower room. A large family BATHROOM serves the remaining bedrooms, offering comfort and practicality.

The property also features OFF-ROAD PARKING for two cars, a CAR CHARGING PORT, and a single DETACHED GARAGE.

If you're searching for a modern home that combines comfort, style, and an excellent location, this could be the one!

Contact us today to schedule a viewing and experience contemporary family living at its best.

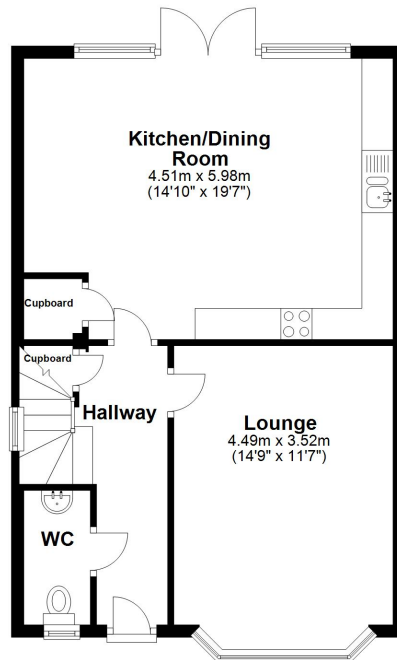
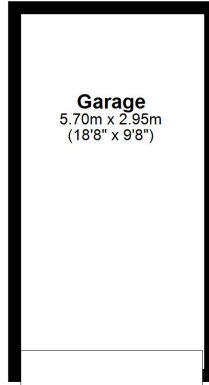






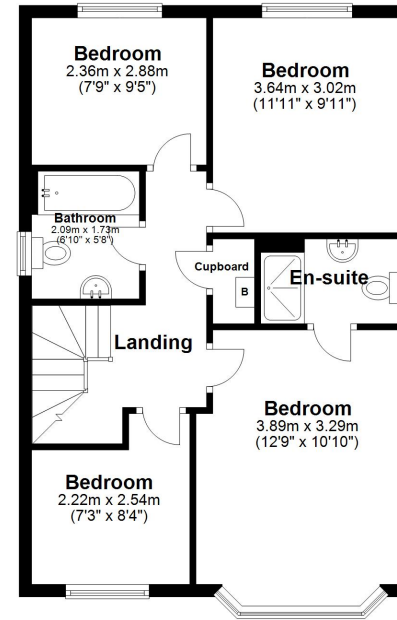
### Ground Floor

Approx. 71.3 sq. metres (767.8 sq. feet)



### First Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 126.3 sq. metres (1359.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</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>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



