



The Spinney, Formby,
L37 7EL

OFFERS OVER
£325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

□ Stylish TURNKEY Home in a Quiet CUL-DE-SAC – Move-In Ready!

Nestled in a peaceful cul-de-sac, this STUNNING THREE-BEDROOM HOME offers the perfect blend of modern style, convenience, and comfort. Set back from the bustling Southport Road, the property provides a quiet retreat while still offering easy access to Formby village, nearby amenities, and a selection of highly regarded local schools.

From the moment you arrive, the ATTRACTIVE KERB APPEAL stands out, with sleek render and anthracite grey windows that give this home a contemporary, stylish look. Step inside, and you'll immediately feel at home in the beautifully presented interior, which has been thoughtfully designed.

As you enter, you're greeted by a welcoming ENTRANCE HALL with a convenient DOWNSTAIRS WC. To the front of the home, there is a cosy SITTING ROOM. The real showstopper is the OPEN-PLAN KITCHEN, DINING, and LIVING SPACE at the rear — a fantastic family hub with modern clean lines, ample natural light, and a charming wood-burning stove that adds warmth and character.

Upstairs, the home continues to impress with THREE WELL-PROPORTIONED BEDROOMS, all finished to a high standard. The stylish FAMILY BATHROOM features sleek fittings and a calming neutral palette, perfect for relaxing at the end of the day.

To the front, the property offers OFF-ROAD PARKING for two cars. At the rear, the LARGE, ENCLOSED GARDEN is an ideal space for children to play and pets to roam freely. With plenty of space for outdoor entertaining, it's a versatile garden that suits all lifestyles.

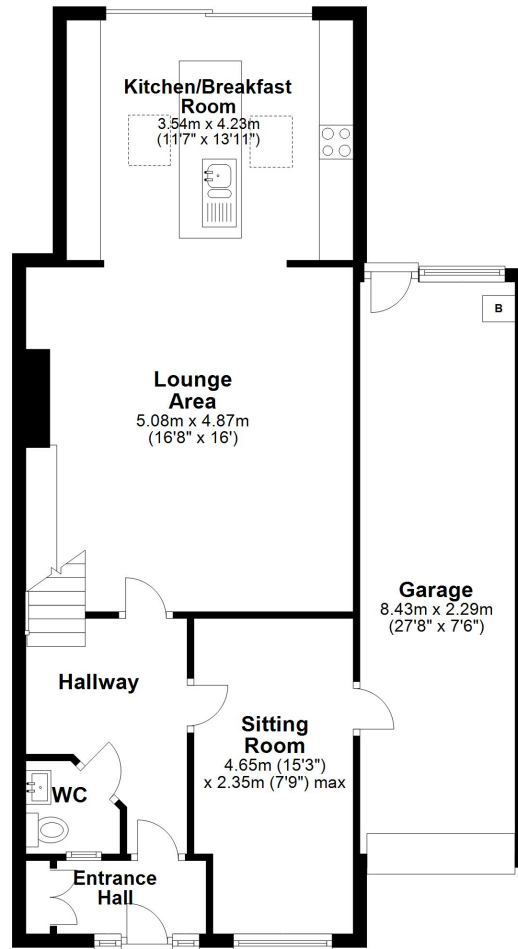
This home is a real gem in a popular location and won't be on the market for long. Contact us today on 01704 516 626 to arrange your viewing — don't miss out!





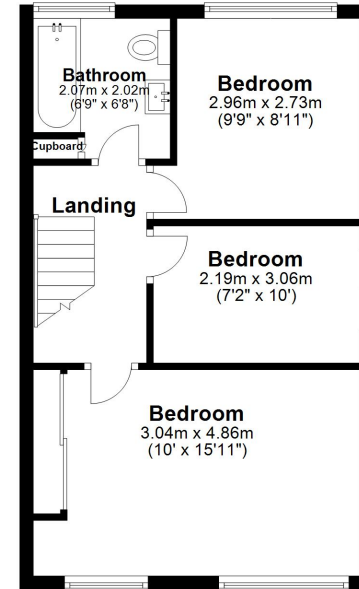
Ground Floor

Approx. 81.6 sq. metres (878.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 122.0 sq. metres (1312.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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	

