



Timms Lane, Formby,
L37 7DW

£2,000 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

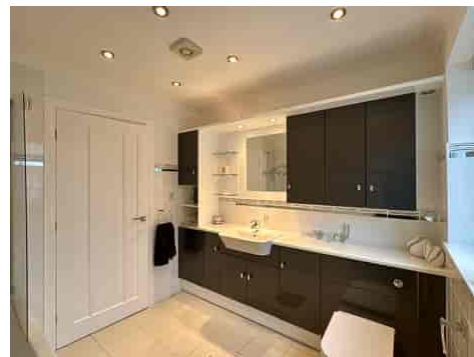
Located on one of Freshfield's most desirable roads, this DETACHED dormer-style property offers generous and versatile accommodation, available TO LET on an UNFURNISHED BASIS.

The property is approached via a large block-paved DRIVEWAY providing ample off-road parking and access to the GARAGE with newly fitted electric door. Inside, the main LOUNGE is light and welcoming, benefitting from a dual aspect and an abundance of natural daylight. A separate DINING ROOM provides flexibility and can serve equally well as a formal dining area, additional sitting room, or home office. The BREAKFAST KITCHEN is fitted with a range of units and includes integrated appliances, with French doors leading directly onto the garden. A UTILITY ROOM, CLOAKROOM and DOWNSTAIRS WC complete the ground floor.

To the first floor, the property offers THREE BEDROOMS and a family BATHROOM. The main bedroom is designed as a suite, incorporating both a sleeping and dressing area, and benefitting from its own EN-SUITE shower room.

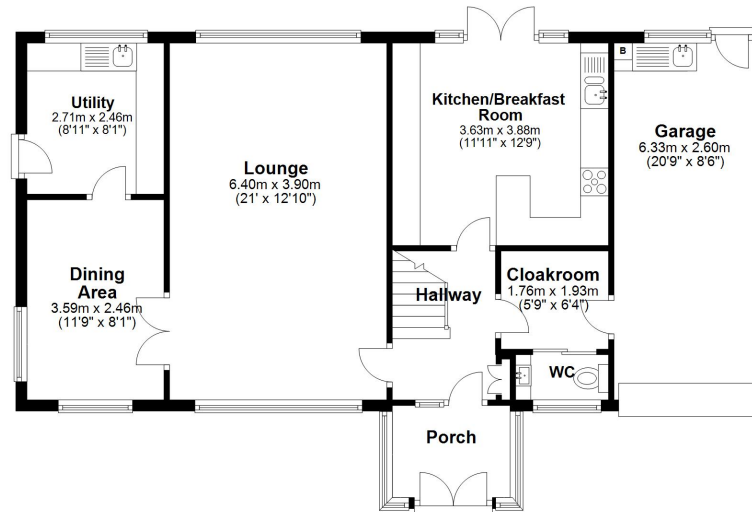
Externally, the property enjoys a well-maintained REAR GARDEN providing a private space for relaxation or entertaining.





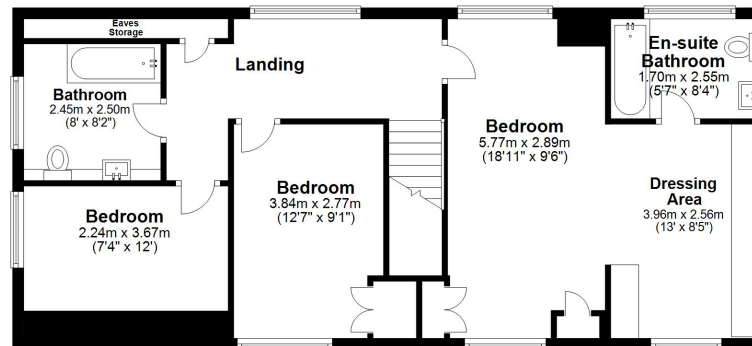
Ground Floor

Approx. 87.4 sq. metres (941.2 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.9 sq. feet)



Total area: approx. 163.2 sq. metres (1756.2 sq. feet)

Plan produced using PlanUp.

