



Broadleaf Drive, Formby,
L37 6FJ

£2,000 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Available To Let | Unfurnished | Immaculate Family Home

Welcome to this beautifully presented FOUR-BEDROOM DETACHED HOME, situated on a popular residential development and available to let on an UNFURNISHED basis. Ideal for families or professionals, this stylish property offers a GENEROUS LIVING SPACE, a PRIVATE GARDEN, and excellent modern amenities throughout.

Downstairs, the heart of the home is the CONTEMPORARY KITCHEN/DINER, complete with integrated appliances, sleek cabinetry, and direct access via French doors to the rear garden—ideal for summer entertaining. There's also a separate UTILITY ROOM, a handy GROUND FLOOR WC, and a SPACIOUS LOUNGE, perfect for relaxing at the end of the day.

Upstairs, the property offers four well-proportioned bedrooms, including a MAIN BEDROOM with EN-SUITE SHOWER ROOM. A modern FAMILY BATHROOM serves the remaining bedrooms.

Externally, the house boasts a large enclosed rear garden, perfect for children or outdoor living, plus a DRIVEWAY and integral GARAGE for secure off-road parking.

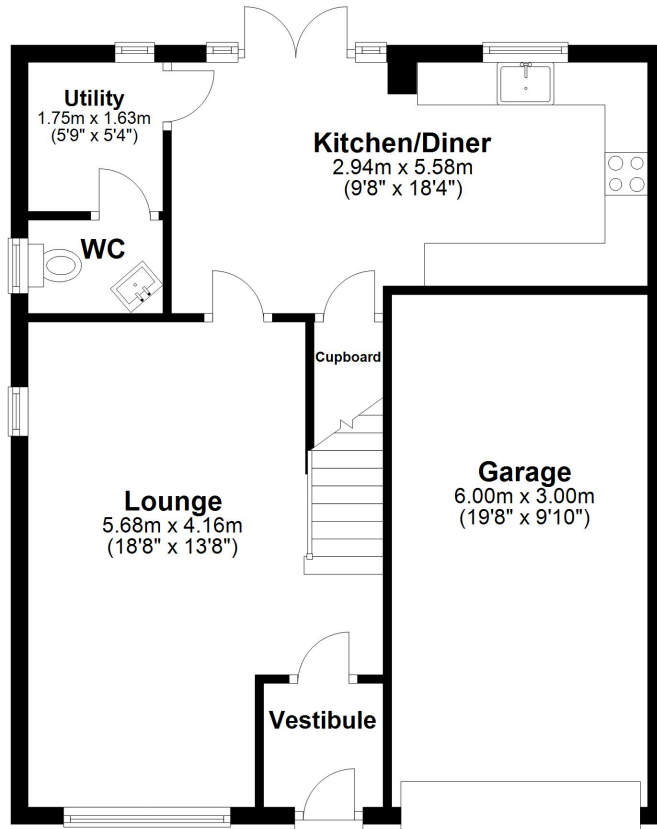
□ To arrange your viewing, contact our lettings team on 01704 516 626.





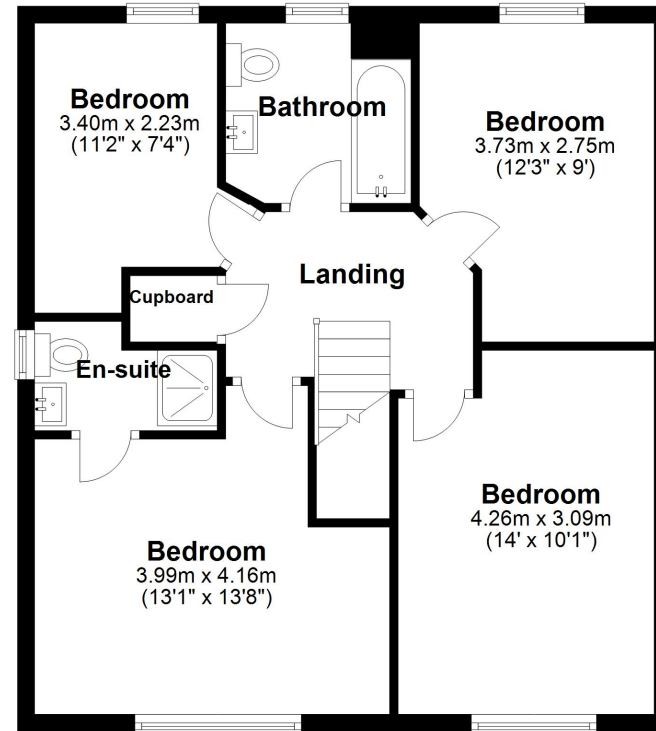
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	83	
(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	

