



Hawksworth Drive,
Formby, L37 7EY

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Not wanting to overuse the cliché but this property really is DECEPTIVELY spacious with an internal floor area exceeding 1,850 sq ft.

A FOUR BEDROOM semi-detached house, which has been well maintained and offers flexible accommodation to suit a variety of buyers, whether it's a large family or multi-generational living. Take a look at the floor-plan and see how this home can work for you?!

The accommodation comprises - entrance porch leading to the hall, front dining room which opens into the extended lounge with a WOOD BURNING STOVE, conservatory, study or possible FIFTH BEDROOM, OPEN PLAN KITCHEN/DINER and utility room.

Upstairs, four DOUBLE bedrooms and a large bathroom.

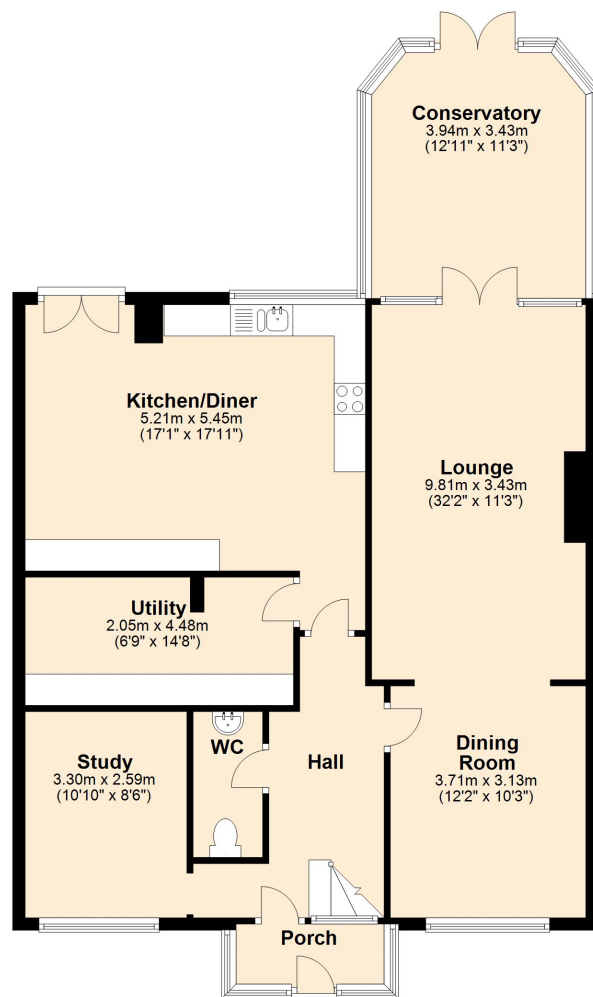
Outside, there is OFF-ROAD with parking for two cars. The rear garden is proportionate and benefits from a brick-built garden store which could be readily converted into a HOME OFFICE.

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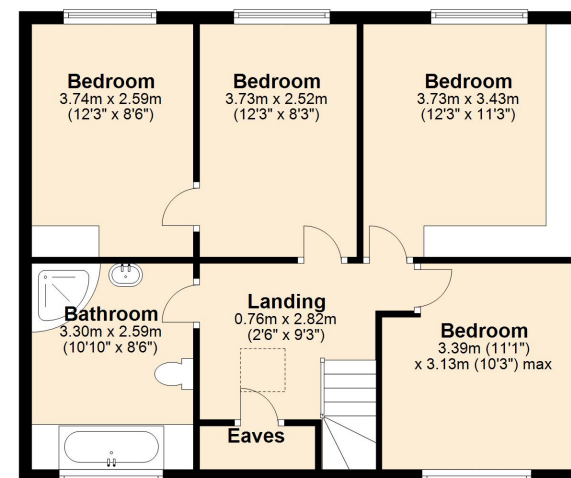




Ground Floor Approx. 111.0 sq. metres (1194.6 sq. feet)



First Floor Approx. 62.6 sq. metres (674.1 sq. feet)



Total area: approx. 173.6 sq. metres (1868.7 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

