



Barkfield Lane,  
Formby, L37 1LY

**Offers Over £475,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

The notable features of this property are the SPACIOUS accommodation, which is pristinely maintained and the LARGE SOUTH FACING REAR GARDEN.

From the moment you cross the threshold, you will not be disappointed! The entrance hall is spacious, and there is a SHOWER ROOM/WC. The front reception room is light and airy, the perfect retreat after a busy day. The rear sitting/dining room has been EXTENDED and leads into the rear garden. The kitchen is the HEART OF THE HOME, whether it is the hustle and bustle of family life or entertaining friends, this space is FANTASTIC.

Upstairs, there are FOUR DOUBLE BEDROOMS and a family bathroom.

Outside, there is OFF-ROAD parking for two vehicles and the GARAGE. The rear garden is enclosed and the perfect environment for energetic children and pets, and hopefully summer BBQ's.

There is NO ONWARD CHAIN, and this property MUST BE VIEWED to be appreciated. Call, 01704 516 626.

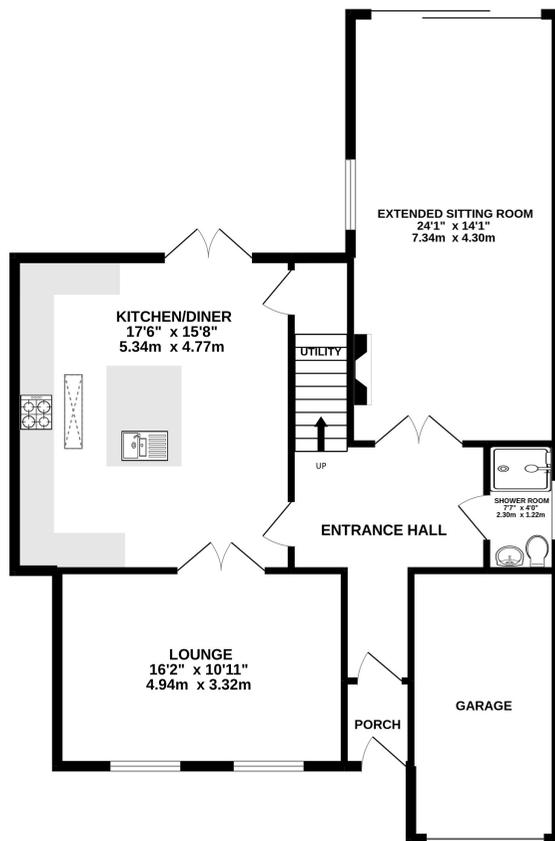
FACTS from the Vendor:-

- Property circa 1,900 sq ft Overall plot
- 0.13 acre and SOUTH to the rear
- 2019 Various windows replaced
- 2018 Replacement boiler
- Boiler and fuse board located in the garage

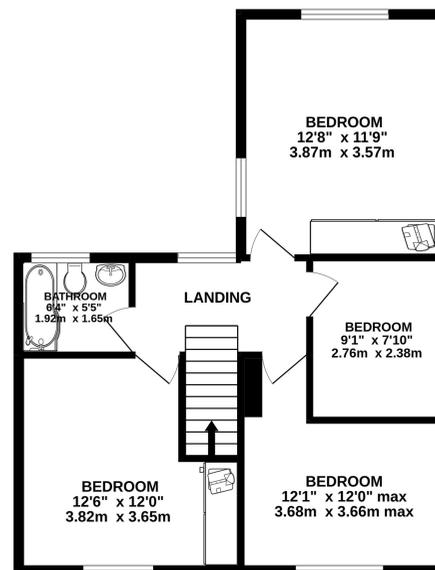




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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