



Lenton Avenue,
Formby, L37 1XY

OFFERS OVER
£400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This is a MODERN, TURN-KEY FAMILY HOME completed by ELAN HOMES in 2021, offering circa 1,380 SQ FT of well-balanced accommodation, a SOUTH-FACING REAR GARDEN, and a cul-de-sac position just moments from VICTORIA ROAD, the PINEWOODS and BEACH. With the benefit of the RESIDUAL NHBC WARRANTY, this is a low-risk, high-quality home in one of Formby's most desirable settings.

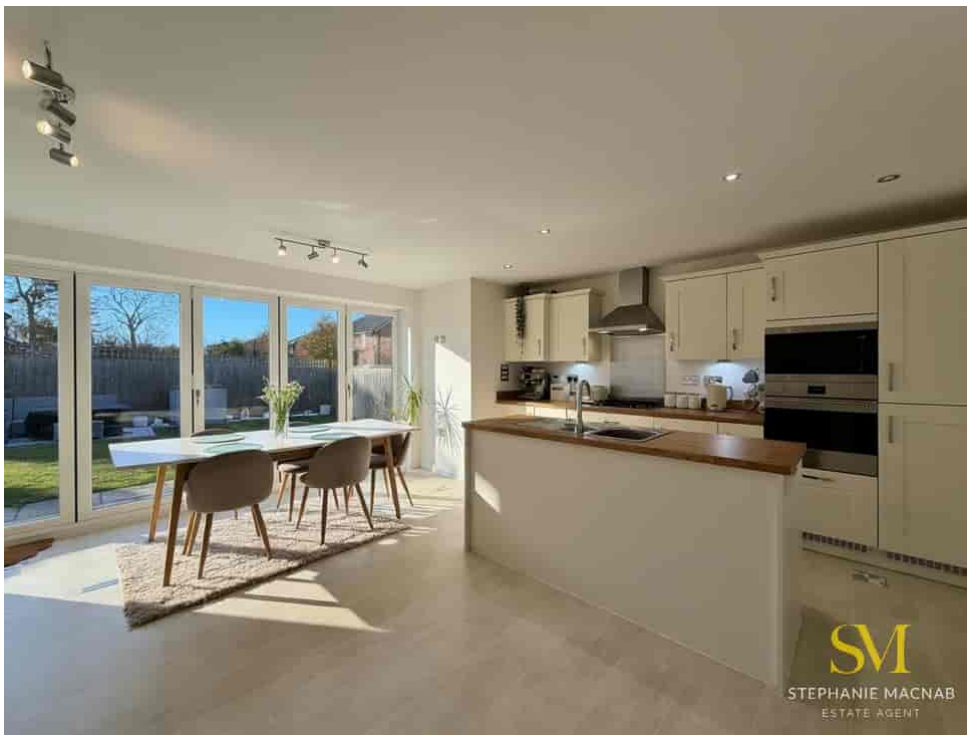
The property is approached via a BLOCK PAVED DRIVEWAY providing OFF-ROAD PARKING FOR TWO CARS. Internally, the accommodation is bright, clean and well-presented throughout. The ENTRANCE HALL leads to a useful DOWNSTAIRS WC and a FRONT LOUNGE, an ideal space for relaxing away from the main living area.

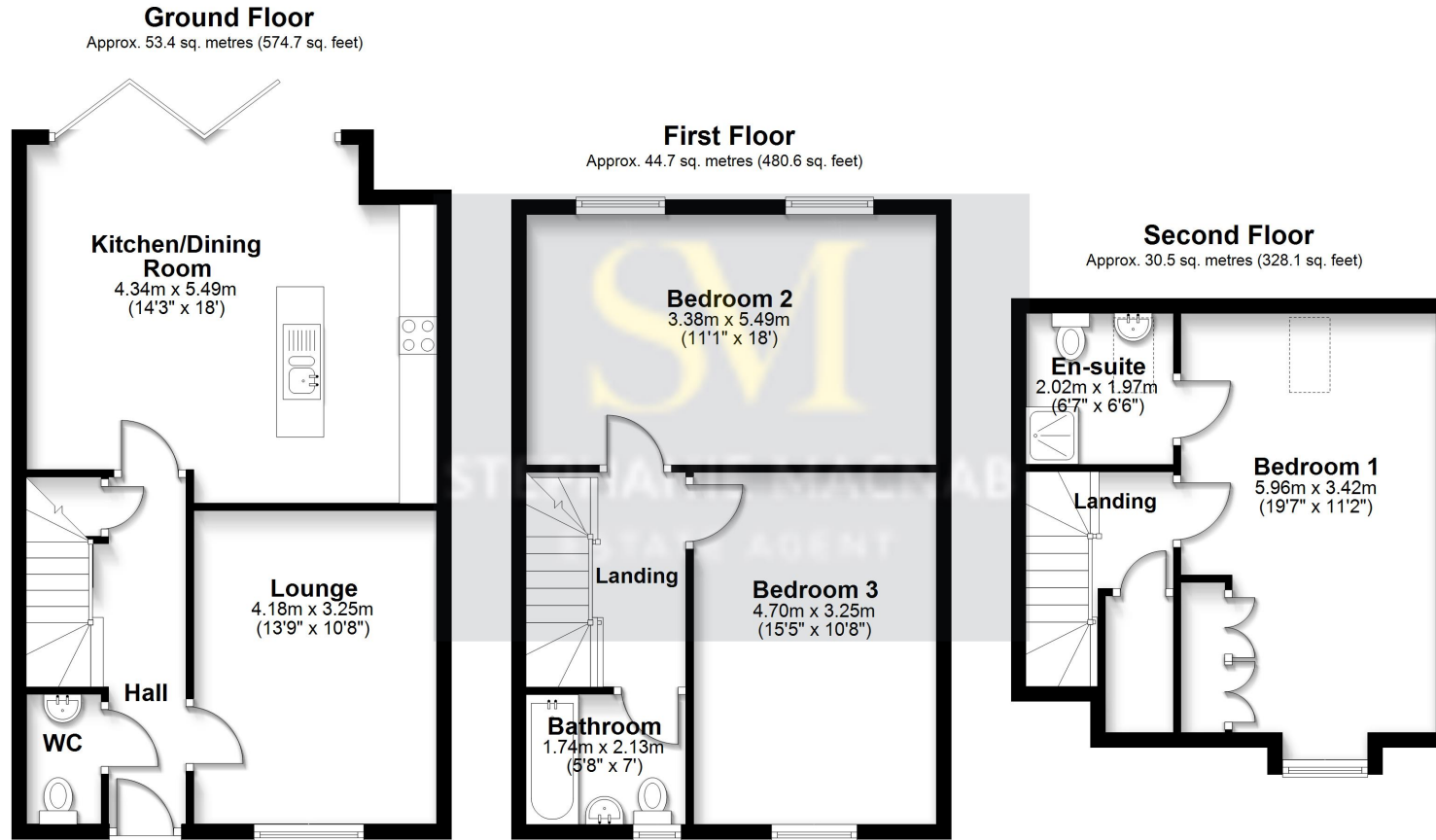
To the rear, the property opens into a superb OPEN PLAN KITCHEN, DINING AND LIVING SPACE – very much the heart of the home. The KITCHEN is fitted with INTEGRATED SMEG APPLIANCES and flows seamlessly into the dining and sitting areas, with BI-FOLDING DOORS opening directly onto the SOUTH-FACING REAR GARDEN, creating excellent indoor-outdoor living.

The first floor provides TWO DOUBLE BEDROOMS along with a FAMILY BATHROOM. The second floor is dedicated to the MAIN BEDROOM, a generous space with DUAL ASPECT WINDOWS and an EN-SUITE, offering a degree of separation ideal for modern family living.

Externally, the SOUTH-FACING GARDEN enjoys sunlight throughout the day, making it ideal for both families and entertaining. The location is particularly noteworthy, with a pathway providing direct access towards VICTORIA ROAD, FORMBY PINEWOODS, THE BEACH, TRAIN STATION and local amenities.







Total area: approx. 128.5 sq. metres (1383.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

