



Springfield Close,
Formby, L37 2LL

OFFERS OVER
£310,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Positioned in a quiet residential cul-de-sac, this DETACHED THREE-BEDROOM HOME offers well-balanced and versatile living accommodation with scope to update and personalise.

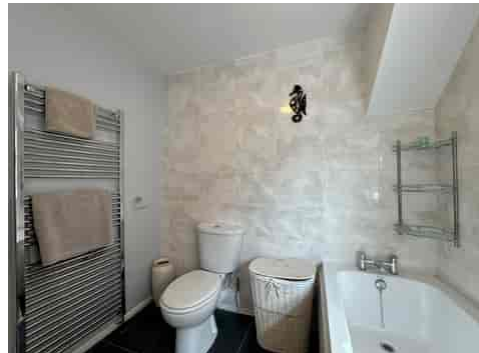
A practical PORCH ENTRANCE leads directly into the spacious FRONT SITTING ROOM, creating a welcoming first impression. Beyond this lies a second reception room with sliding doors opening into a bright CONSERVATORY that enjoys views over the rear garden. The KITCHEN is positioned to the front of the house and offers space for dining, while a GROUND FLOOR UTILITY ROOM WITH WC adds further convenience.

Upstairs, the MAIN BEDROOM benefits from fitted wardrobes and an EN-SUITE SHOWER ROOM. Two further bedrooms are served by a modern FAMILY BATHROOM.

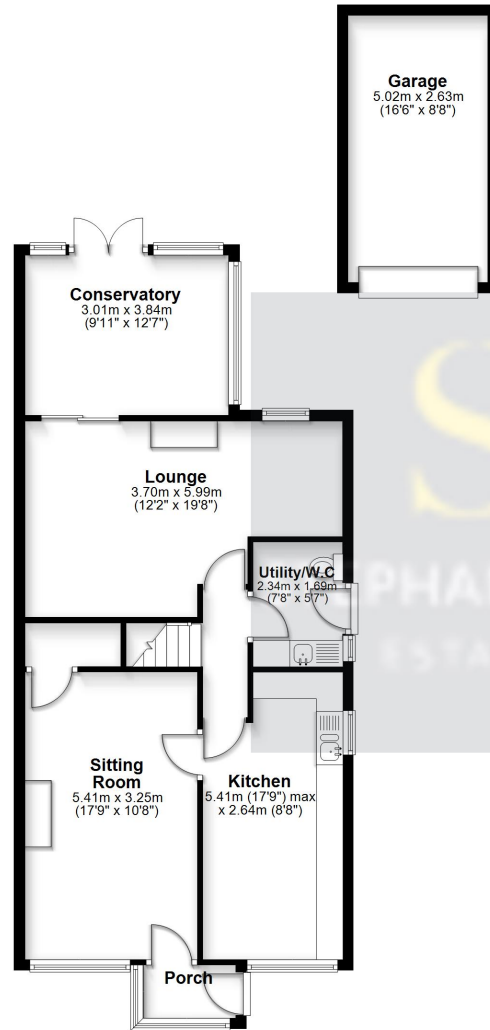
Externally, the property enjoys a generous frontage with DRIVEWAY PARKING, a DETACHED GARAGE, and a private REAR GARDEN with patio, lawn, and timber storage sheds.

Located within easy reach of local amenities and transport links, this is a well-proportioned home in a desirable setting, ideal for couples or families seeking a detached property with potential.

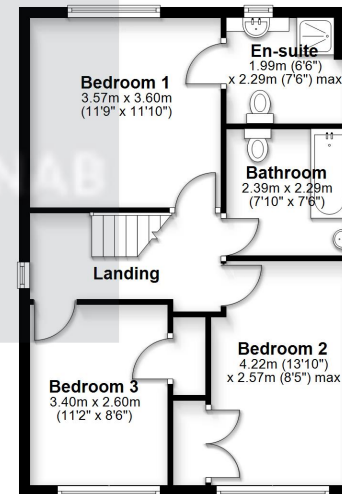




Ground Floor
Approx. 87.7 sq. metres (944.4 sq. feet)



First Floor
Approx. 52.5 sq. metres (565.0 sq. feet)



Total area: approx. 140.2 sq. metres (1509.4 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

