



Woodlands Road,  
Formby, L37 2JW

**Offers Over £400,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This DETACHED house offers SUBSTANTIAL accommodation that will appeal to many buyers with its OPEN PLAN KITCHEN.

The property rests on a large CORNER PLOT of 0.12 of an acre, and the side garden is great for catching the evening sun.

The ENTRANCE HALL is bright and spacious, and there's a DOWNSTAIRS WC. The LOUNGE has a dual aspect, and the CONSERVATORY is at the rear. The open plan kitchen/dining/ sitting room is the HEART OF THE HOME and ideal for a busy family and hosting friends.

Upstairs, there are FOUR BEDROOMS and a family BATHROOM with a SEPARATE WC. The landing is very spacious, and there is space for a HOME WORKSTATION. The MAIN BEDROOM is flooded with light and enjoys a DUAL ASPECT.

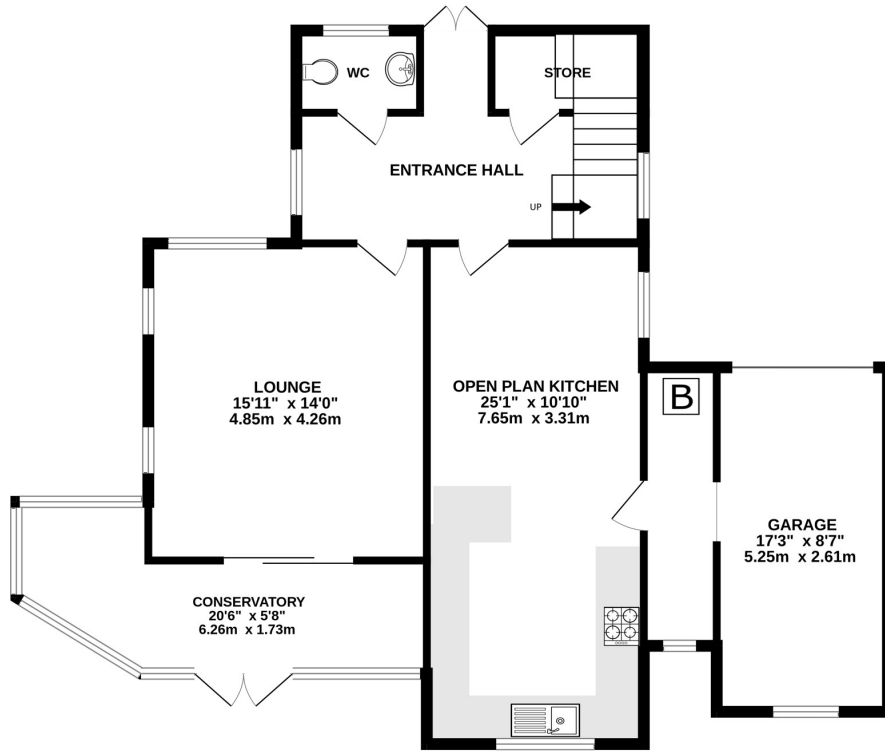
There is OFF-ROAD parking and a GARAGE.

To view, please call 01704 516 626. Follow us on Facebook and Instagram.

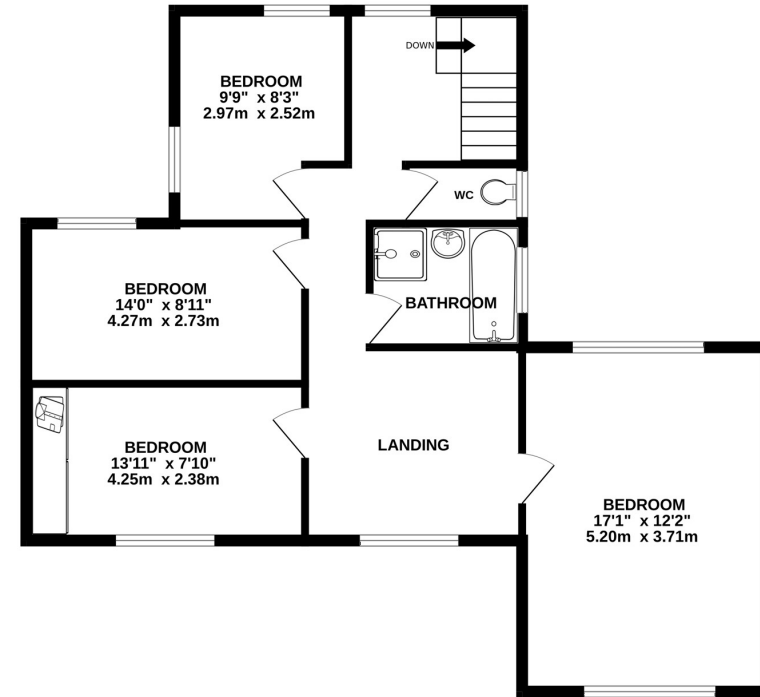




GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

