



Sutton Road, Formby,
L37 2HD

£625,000

SM

STEPHANIE MACNAB
ESTATE AGENT

The stunning views over open fields will be one of the big attractions of this delightful property.

Set at the head of a private road, this modern detached family home offers four bedrooms, one with an ensuite shower room, a large lounge with a conservatory off, together with a study or additional entertaining room, a ground floor WC and an open kitchen dining area, all configured for maximum enjoyment of the sun and outstanding views.

At this time of rising fuel costs, the installed solar panels provide a useful source of electricity.

There is off-street parking to the front for up to three cars, with gardens to the side and rear, featuring a raised patio area. WEST-facing rear aspect.

The gardens are professionally maintained and produce a riot of colour annually. The perfect place to enjoy with family and friends.

The quiet location is perfect for families or those looking for a more tranquil location but within easy reach of Formby village, the train station and the Formby circular bus route.

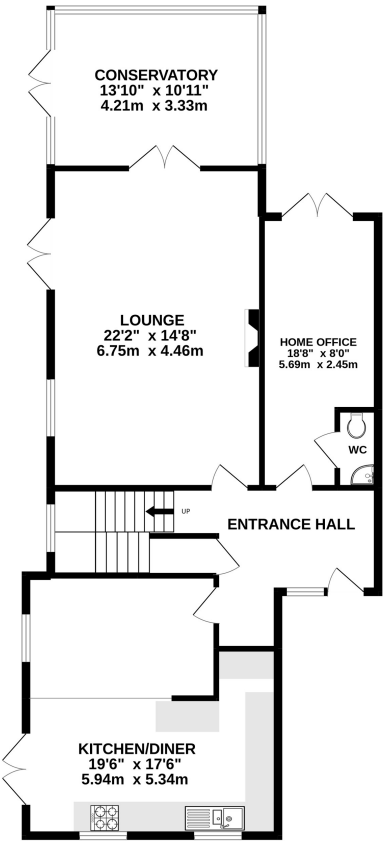
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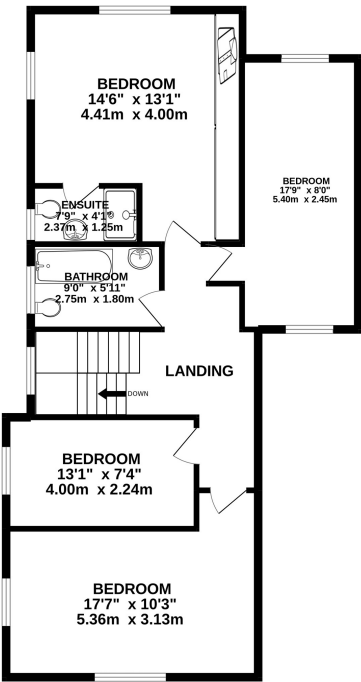




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(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		

