



Kew Road, Formby,
L37 2HB

OFFERS OVER
£350,000

SM

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ESTATE AGENT

An attractive cottage-style home offering a genuine TURNKEY opportunity, beautifully presented and thoughtfully improved in recent years. The property enjoys a west-facing rear aspect with an open BORROWED LANDSCAPE, creating a bright and private outdoor space, while its location provides excellent access to countryside walks and the Hightown path. Recent improvements include a new downstairs WC, a bay window to the front elevation, external rendering, a Worcester combi boiler and landscaped gardens, meaning the next owner can move straight in and enjoy the house from day one.

The accommodation begins with an ENTRANCE HALL leading to a DOWNSTAIRS WC, a welcoming FRONT LOUNGE and the standout OPEN-PLAN DINING KITCHEN WITH SITTING AREA to the rear of the house. This sociable space forms the heart of the home, combining kitchen, dining and relaxed seating areas with FRENCH DOORS opening onto the rear garden, allowing excellent natural light and an easy connection between indoor and outdoor living.

On the first floor, the layout continues with THREE BEDROOMS together with a well-appointed FAMILY BATHROOM. The proportions are well balanced and the layout suits both couples and young families alike.

Externally, the property benefits from OFF-ROAD PARKING to the front for two vehicles. To the rear is a LANDSCAPED WEST-FACING GARDEN, designed for ease of maintenance and enjoying an open aspect beyond, providing a peaceful outdoor setting and a perfect place to enjoy afternoon and evening sunshine.





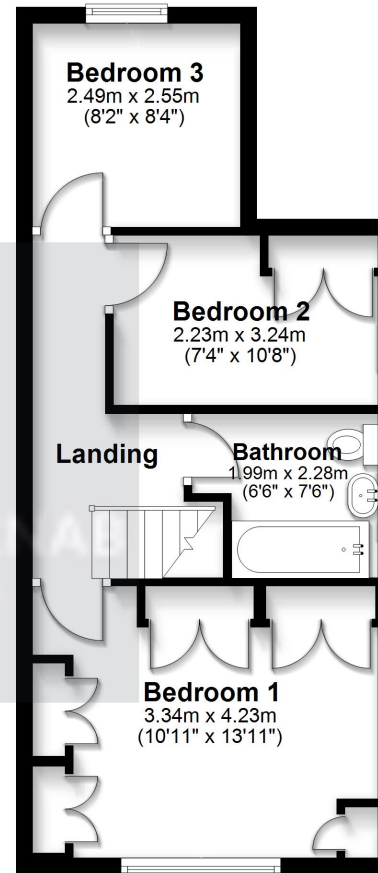
Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 91.4 sq. metres (983.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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