



Grangewood Close,
Formby, L37 2FE

OFFERS OVER
£230,000

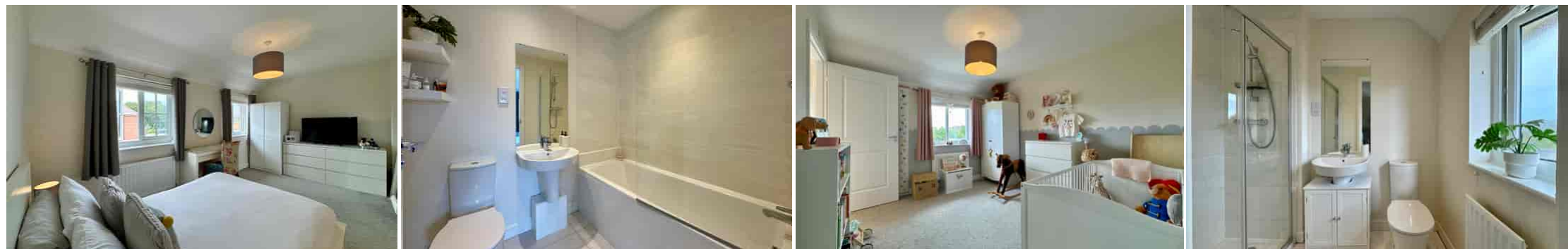
SM
STEPHANIE MACNAB
ESTATE AGENT

Built by REDROW in 2020, this modern home offers a stylish and practical layout, perfectly suited for FIRST-TIME BUYERS or those wishing to DOWNSIZE without compromise.

The property provides TWO ALLOCATED PARKING SPACES to the front. Inside, the accommodation begins with a welcoming hallway that leads to a comfortable FRONT-FACING LOUNGE, a great place to relax at the end of the day. To the rear, the bright OPEN-PLAN KITCHEN/DINING ROOM forms the heart of the home, with French doors opening directly onto the garden. A DOWNSTAIRS WC adds convenience.

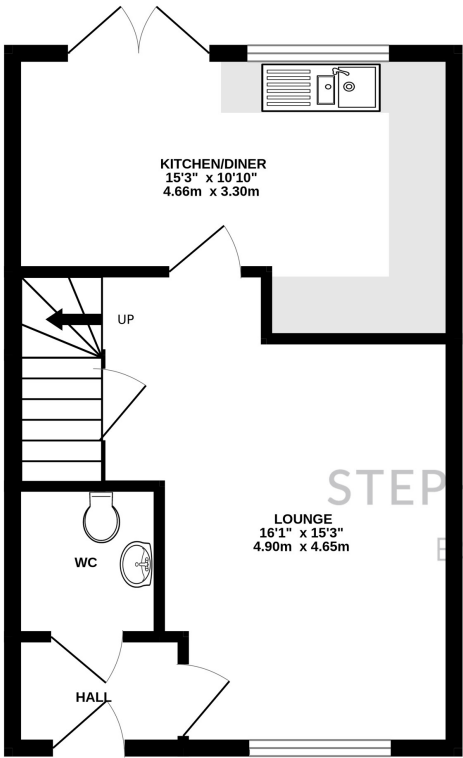
Upstairs, there are TWO DOUBLE BEDROOMS, each with its own PRIVATE EN-SUITE, offering a rare level of comfort and privacy.

The LOW-MAINTENANCE GARDEN provides a pleasant outdoor retreat, perfect for entertaining or simply enjoying the sunshine. With its contemporary design, excellent specification, and prime location, this is a home ready to move into and enjoy.

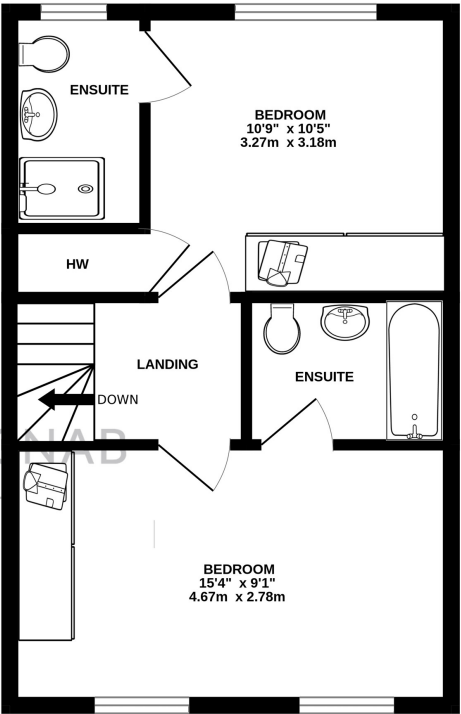




GROUND FLOOR



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+) A		96
(81-91) B	83	
(69-80) C		
(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		

