



Andrews Lane,
Formby, L37 2EN

£2,800 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

This EXTENDED AND MUCH-IMPROVED DETACHED HOME offers exceptional space and versatility, with over 2,800 sq. ft. of accommodation. Available immediately on an unfurnished basis, the property is ideal for families or those seeking MULTI-GENERATIONAL living.

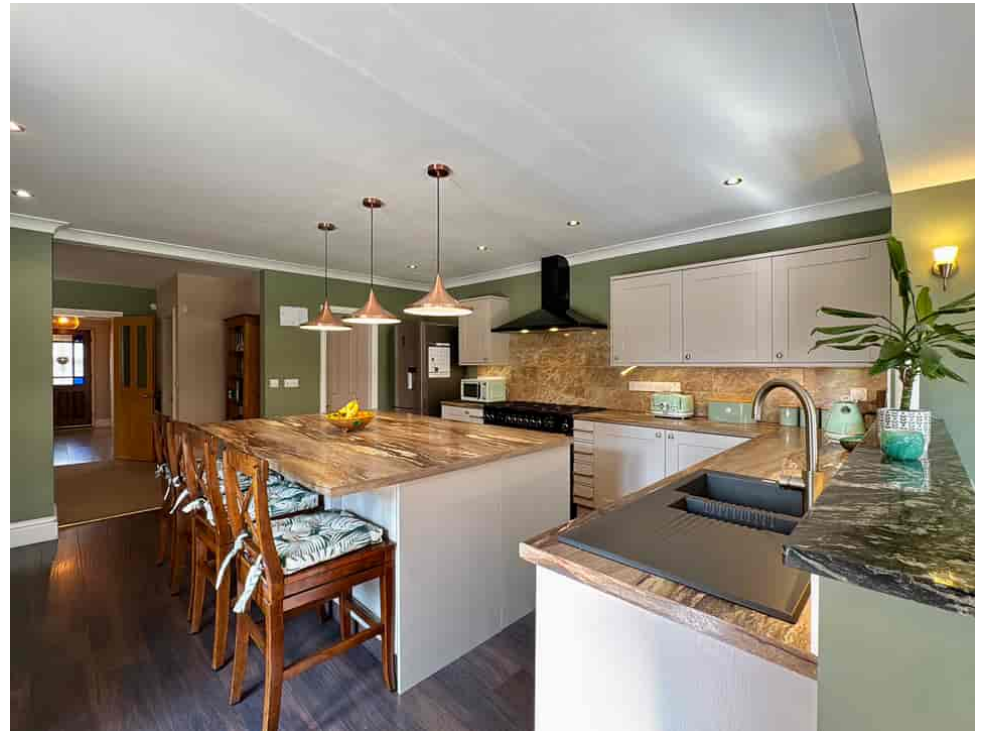
The extensive GROUND FLOOR accommodation is arranged with a natural flow, combining a games area, sitting room, and a spacious kitchen and dining area that opens directly onto the REAR GARDEN with its timber deck, lawn and seating areas. A separate LOUNGE provides a peaceful retreat, while a dedicated HOME OFFICE and practical UTILITY ROOM add flexibility for modern living. Completing the ground floor is a self-contained suite with BEDROOM, KITCHEN and BATHROOM – ideal for extended family, guests, or those requiring accessible accommodation.

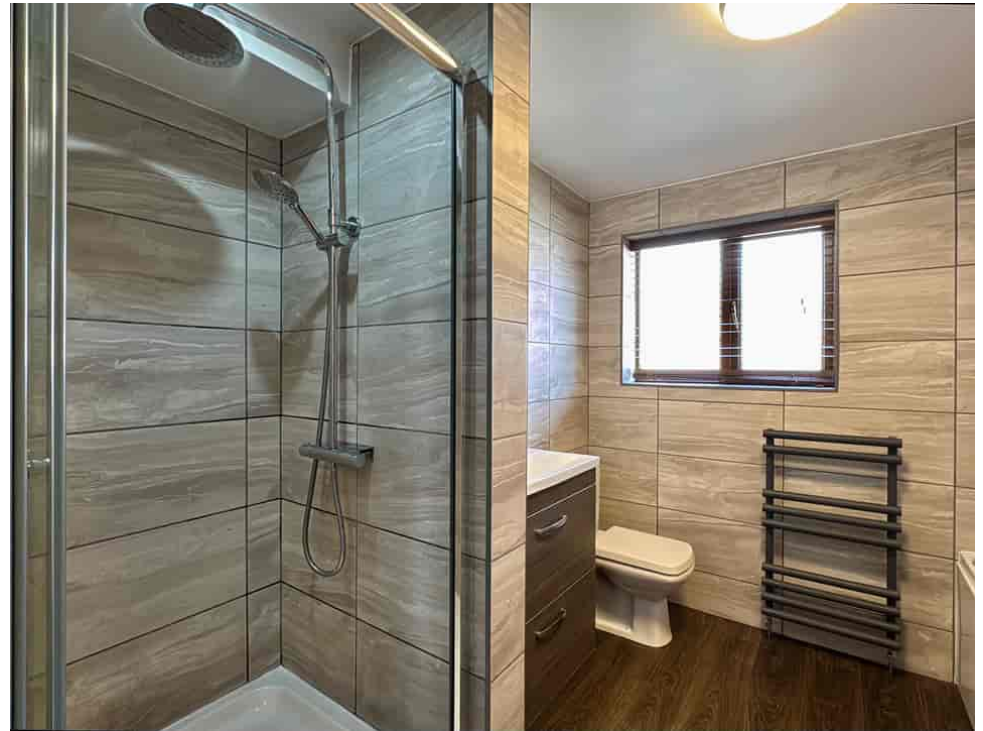
Upstairs, the MAIN BEDROOM includes built-in storage and an EN-SUITE SHOWER ROOM. THREE FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM complete the first floor.

Externally, the property is set within a plot of around 0.18 acre. To the front, a GATED CARRIAGE DRIVEWAY provides OFF-ROAD PARKING for multiple vehicles, while the REAR GARDEN offers an excellent space for outdoor enjoyment.

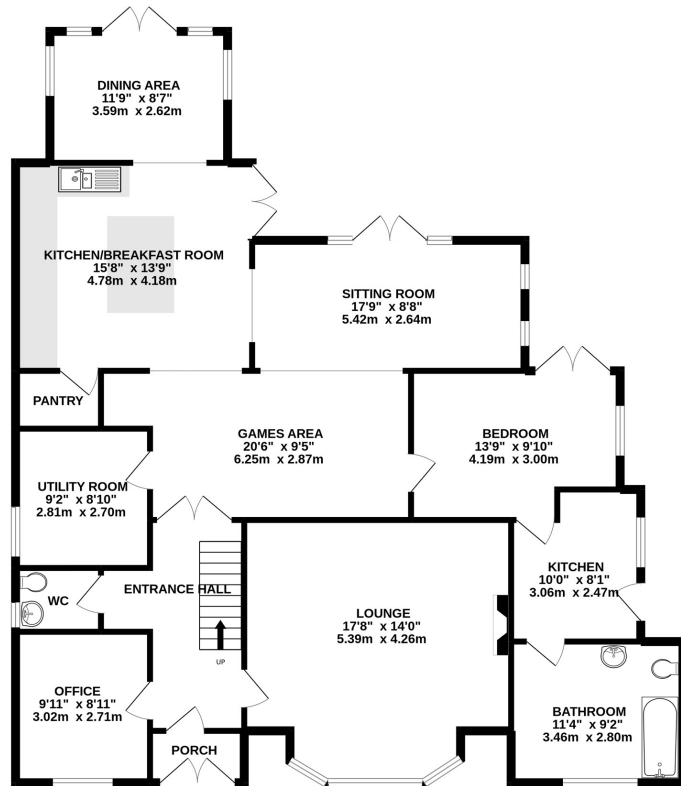
The location is highly convenient, within walking distance of the village, railway station, local bus route, and well-regarded primary and secondary schools.



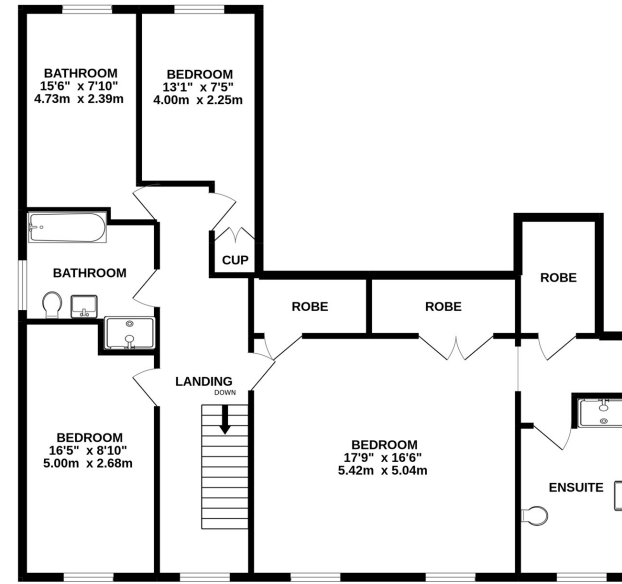




GROUND FLOOR



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	69	80
(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