



Brackenway, Formby,
L37 7HG

OFFERS OVER
£385,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This property embraces MODERN LIVING with CONTEMPORARY STYLING and a BEAUTIFUL garden.

During the current vendor's brief ownership, they have transformed the property to suit the needs of a modern family. The main living space is at the rear of the property, including the on-trend OPEN PLAN KITCHEN with a DINING and SITTING AREA.

If you need to WORK from HOME, the front sitting room could be the perfect solution, or somewhere for the teenagers to retreat. There is, of course, the all essential downstairs WC and utility room.

Upstairs, there are THREE DOUBLE BEDROOMS and a family bathroom.

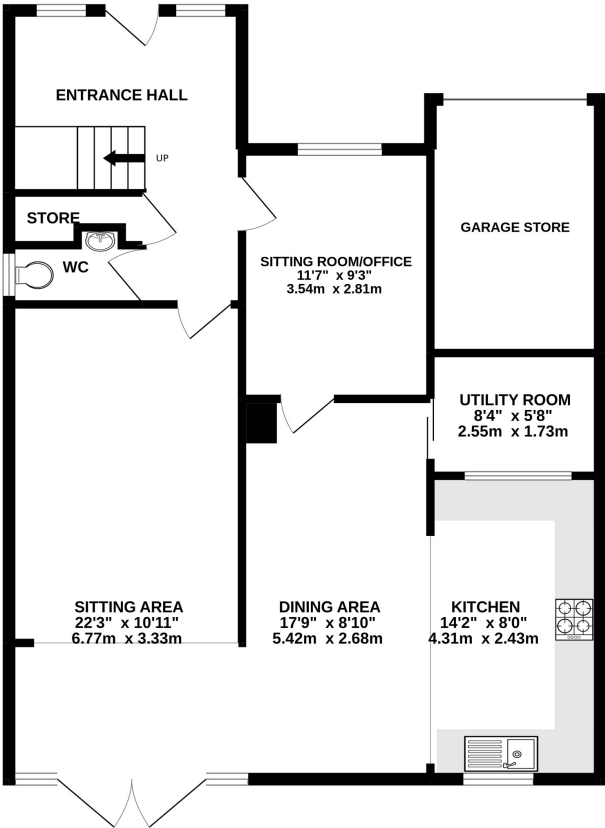
The rear garden has given the vendor GREAT PLEASURE. It is verdant with bursts of colour and something to offer throughout the seasons. They also ensured they could enjoy it day or night with plenty of lighting, which looks particularly pretty from the sitting room looking out.

You won't be disappointed when you view!! Call 01704 516 626 to arrange your appointment.

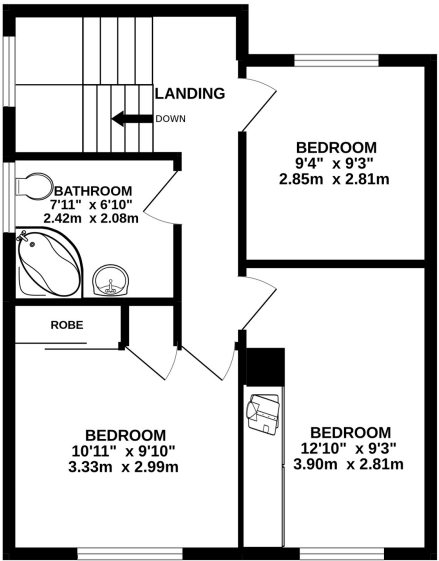




GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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