



Barton Heys Road,
Formby, L37 2EZ

Offers Over £490,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This property ticks so many boxes. It has GREAT KERB appeal, a STUNNING KITCHEN and STYLISH BATHROOM. What more could you want...

The accommodation is well-planned and will suit a variety of buyers, whether you are upsizing or downsizing, family or retiring. Just take a look at the FLOOR PLAN and see how the accommodation might work for you.

The LOUNGE is spacious and ideal for watching TV in front of the fire. The KITCHEN is a neutral and elegant room with Quartz worksurfaces and integrated appliances. THE DINING AREA is an inviting space with timber panelling adding a touch of sophistication. The former garage would make a great HOME OFFICE, subject to all the usual consents.

Upstairs, there are FOUR BEDROOMS and a family bathroom. The stylish bathroom is luxurious and practical, with a freestanding bathtub and a walk-in shower.

The property rests on a generous plot with gardens to the side and rear. The orientation is excellent, with the side facing WEST and the rear SOUTH.

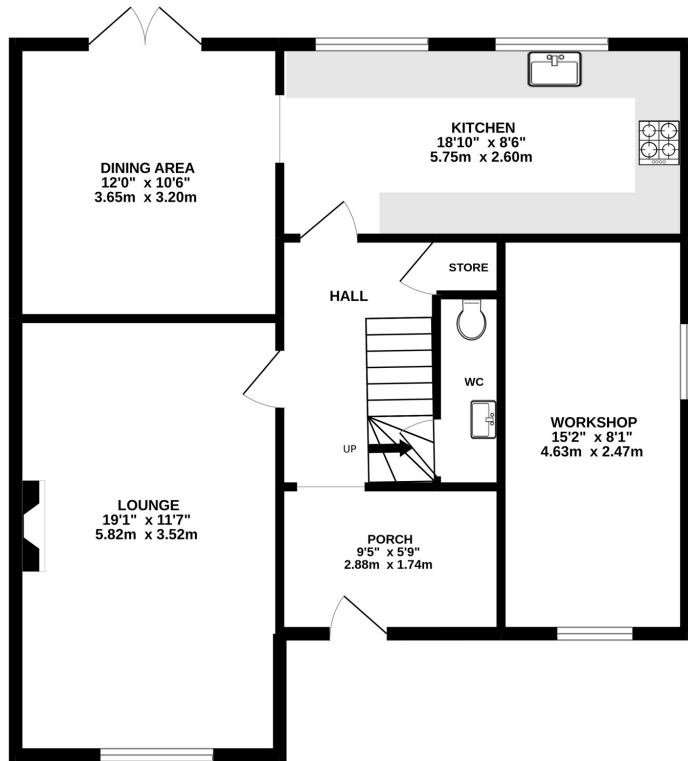
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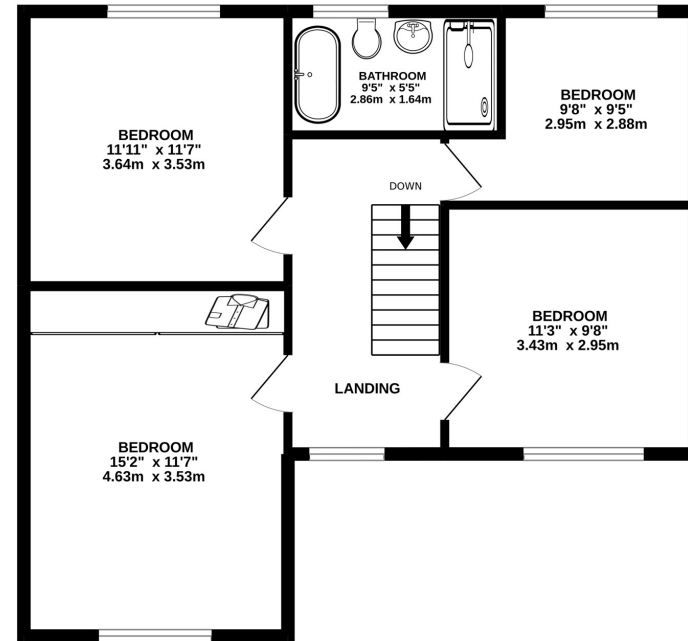




GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(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	

