



Buckfast Drive,
Formby, L37 4HD

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to your dream home! This fantastic FIVE-BEDROOM property is located in a quiet CUL-DE-SAC.

Having been cherished and cared for by its previous owners for nearly FOUR DECADES, this home exudes warmth and style. Over the years, it has undergone thoughtful EXTENSIONS and RENOVATIONS, resulting in a space that perfectly balances modern comforts and convenience.

As you step inside, you'll be greeted by meticulously presented interiors. The heart of the home is the much-coveted OPEN PLAN KITCHEN, DINING, and SITTING AREA, creating a perfect hub for gatherings and quality family time. The inclusion of French doors leading out to the garden brings in ample natural light and a seamless indoor-outdoor flow. For quieter moments, you'll find a cosy front LOUNGE, offering a peaceful retreat away from the hustle and bustle of a busy household.

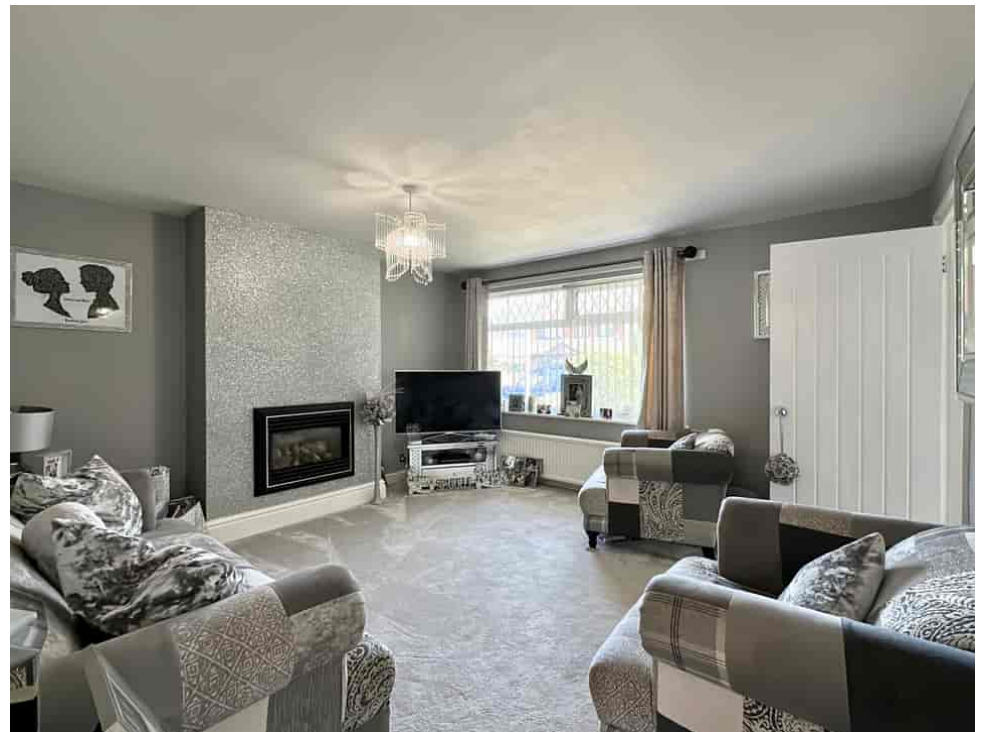
Convenience is key, and this property doesn't disappoint in that regard. Downstairs, you'll find a WC and SHOWER, a valuable addition to daily living.

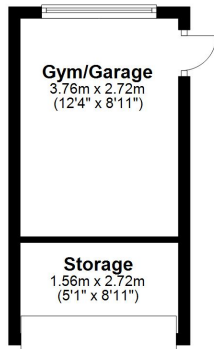
Venturing upstairs, the same theme continues. With FIVE BEDROOMS on offer, there's plenty of space for a growing family or accommodating guests. The FAMILY BATHROOM provides a place of relaxation and serves the needs of the household effortlessly.

Outside, the property boasts OFF-ROAD parking, ensuring that you'll always have a space for your vehicles. Additionally, there's a GARAGE, currently configured to offer a store area and a gym space to cater to your fitness needs. The REAR GARDEN is enclosed for privacy and enjoys a SUNNY ASPECT, providing the perfect setting for outdoor entertainment and relaxation.

Don't miss the chance to make this wonderful property your own. To arrange a viewing, please call 01704 516 626. Our estate agents will be delighted to show you around this exceptional home

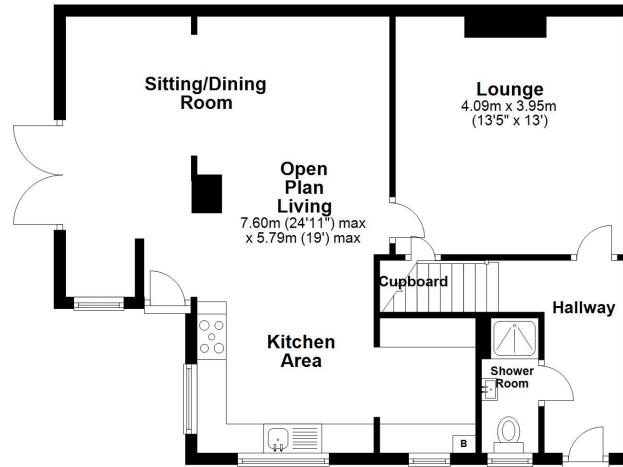






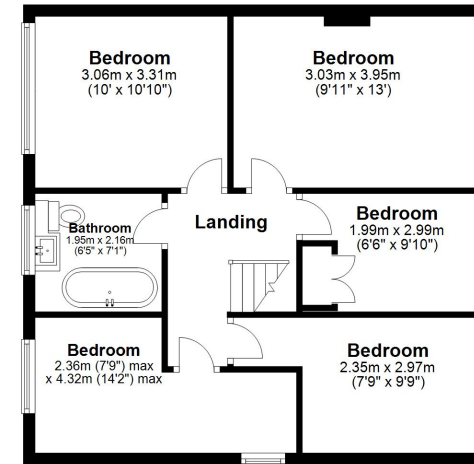
Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 135.6 sq. metres (1459.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(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

