



Westview Close,  
Formby, L37 2FG

**Offers Over £260,000**

**SM**

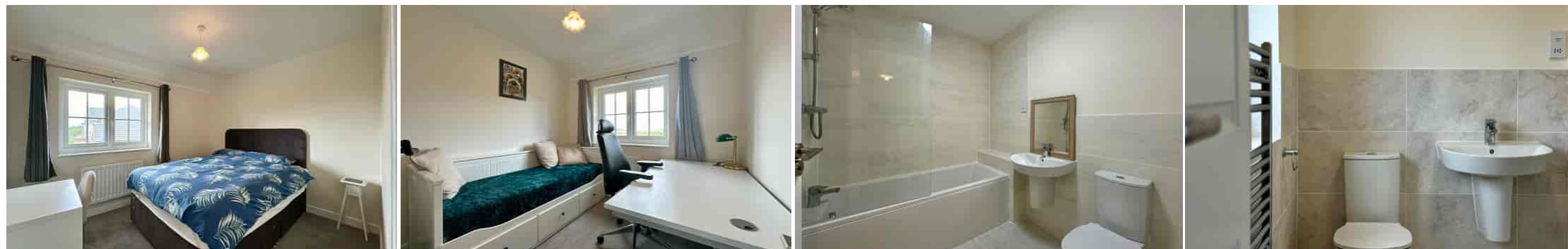
STEPHANIE MACNAB  
ESTATE AGENT

Presenting a delightful HOUSE constructed by Redrow in 2020, this property offers an enticing blend of MODERN LIVING and convenience. This residence is sure to impress, perfectly suited for FIRST-TIME BUYERS or those seeking a hassle-free DOWNSIZING option without compromising on location.

Upon arrival, TWO PARKING SPACES await outside the property, ensuring practicality from the outset. Step inside to discover a luminous, contemporary LIVING SPACE, where the OPEN-PLAN kitchen/dining area stands as the heart of the home. French doors extend the living space into the garden, enhancing the sense of openness and connectivity. A downstairs WC adds to the functionality of the layout.

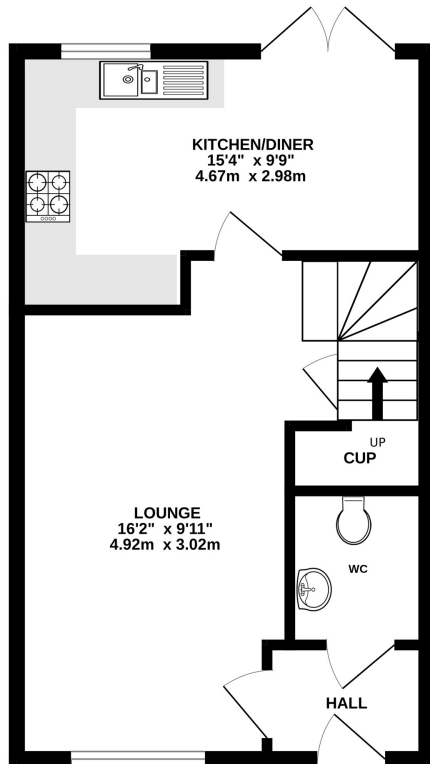
Venturing upstairs, THREE BEDROOMS and a BATHROOM await, with an ENSUITE to the main bedroom for added privacy and convenience. The captivating VIEWS towards the OPEN FARMLAND aspect add a touch of luxury, offering a rare and appealing feature within the development.

The REAR GARDEN is intentionally low-maintenance. Seize the opportunity to make this charming house your own. Don't delay, call today to arrange a viewing – 01704 516 626.

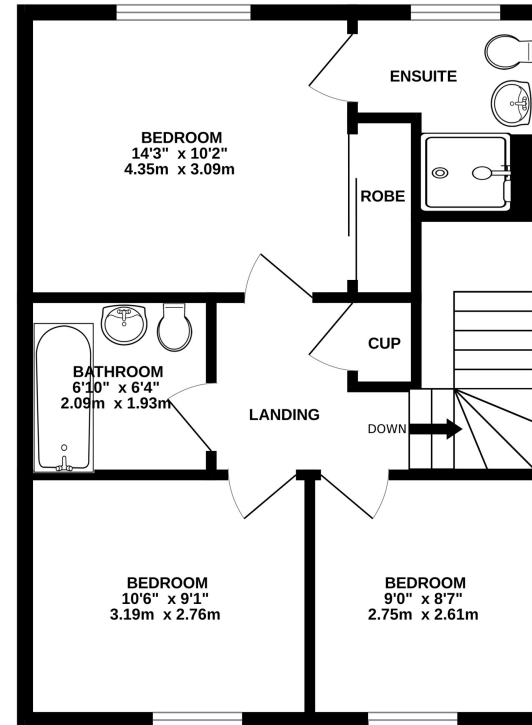




GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

