



Grisedale Close,
Formby, L37 2YE

OFFERS OVER
£395,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This SPACIOUS DETACHED HOUSE offers generous and versatile living accommodation, set within established gardens to the front and rear, complete with a garage and driveway parking. The property provides an exciting opportunity for a buyer to create a family home tailored to their own style and requirements, with scope for updating and personalisation.

The welcoming ENTRANCE HALL is particularly impressive in size, with access to a ground floor SHOWER ROOM. To the left, the main LOUNGE features a wide front-facing window that floods the room with natural light, while a separate DINING ROOM links directly into the KITCHEN, fitted with an array of units, an integrated fridge/freezer, electric double oven, gas hob, and space for appliances. To the rear, a further SITTING ROOM provides a cosy retreat and opens into the bright CONSERVATORY, which overlooks and leads directly onto the rear garden.

Upstairs, the first floor offers FOUR BEDROOMS and a family BATHROOM. The bedrooms vary in size, making the home ideal for family life or guests. Several of the bedrooms benefit from built-in storage.

Externally, the property enjoys a MATURE REAR GARDEN with a private aspect, a neat FRONT GARDEN with driveway parking for two vehicles, and an attached GARAGE. The combination of spacious internal accommodation and outdoor space makes this home a particularly appealing prospect.

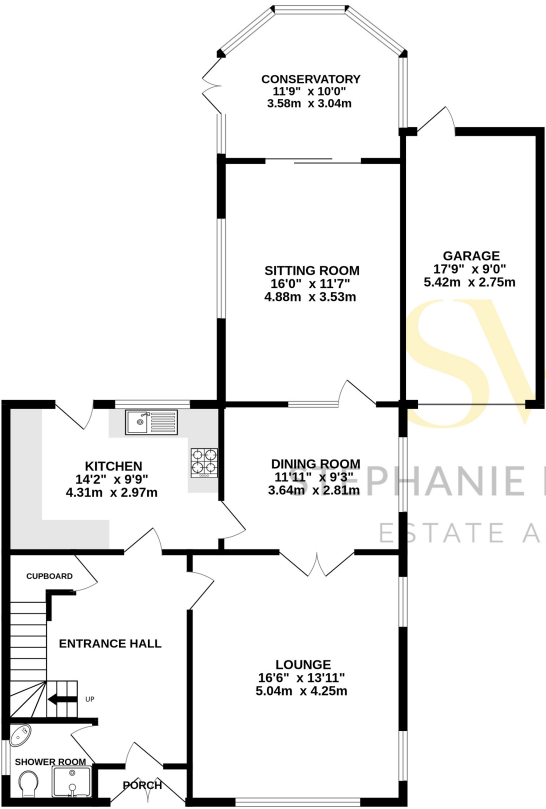


Virtually Staged

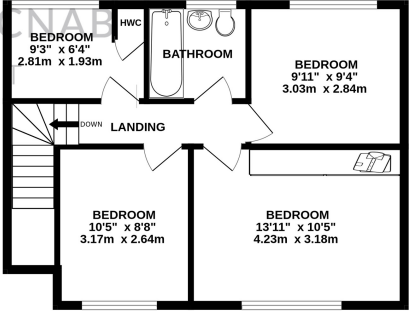




GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.




1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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 |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |