



Grangewood Close,  
Formby, L37 2FE

**£475,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## THE PERFECT FAMILY HOME – SOUTH FACING GARDEN – THREE EN-SUITES

Built by Redrow in 2019 and forming part of the popular SANDERLING PARK development, this beautifully proportioned DETACHED FAMILY HOME boasts excellent kerb appeal, a SOUTH FACING GARDEN, and flexible, contemporary living space across two floors.

The layout flows effortlessly and is well-suited to modern family life. A welcoming entrance hallway leads to a FRONT-FACING LOUNGE, ideal for relaxing in comfort, while the OPEN PLAN KITCHEN/DINING ROOM spans the rear of the house, creating a stylish and sociable hub. With sleek gloss units, integrated appliances, and FRENCH DOORS opening directly onto the garden, it's a space to enjoy year-round. A UTILITY ROOM and DOWNSTAIRS WC complete the ground floor.

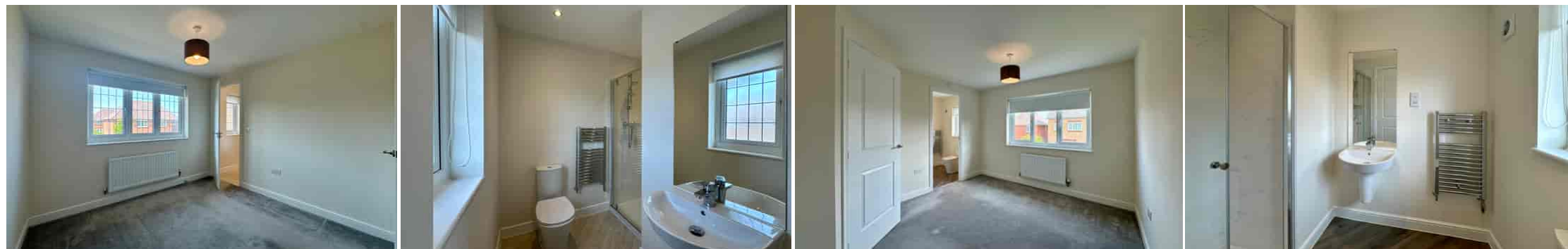
Upstairs continues to impress with THREE DOUBLE BEDROOMS, each with its own EN-SUITE SHOWER ROOM — a rare feature that adds real day-to-day convenience. The MAIN BEDROOM also benefits from a WALK-IN WARDROBE, offering a touch of luxury and additional storage space.

Outside, the ENCLOSED REAR GARDEN enjoys a bright southerly aspect — ideal for children, pets or summer entertaining. There is OFF-ROAD PARKING to the front, as well as an INTEGRAL GARAGE, which offers potential for conversion to an additional reception room (subject to the necessary permissions).

The property is offered with NO ONWARD CHAIN, making it an ideal move for buyers seeking a straightforward purchase in a highly desirable area.

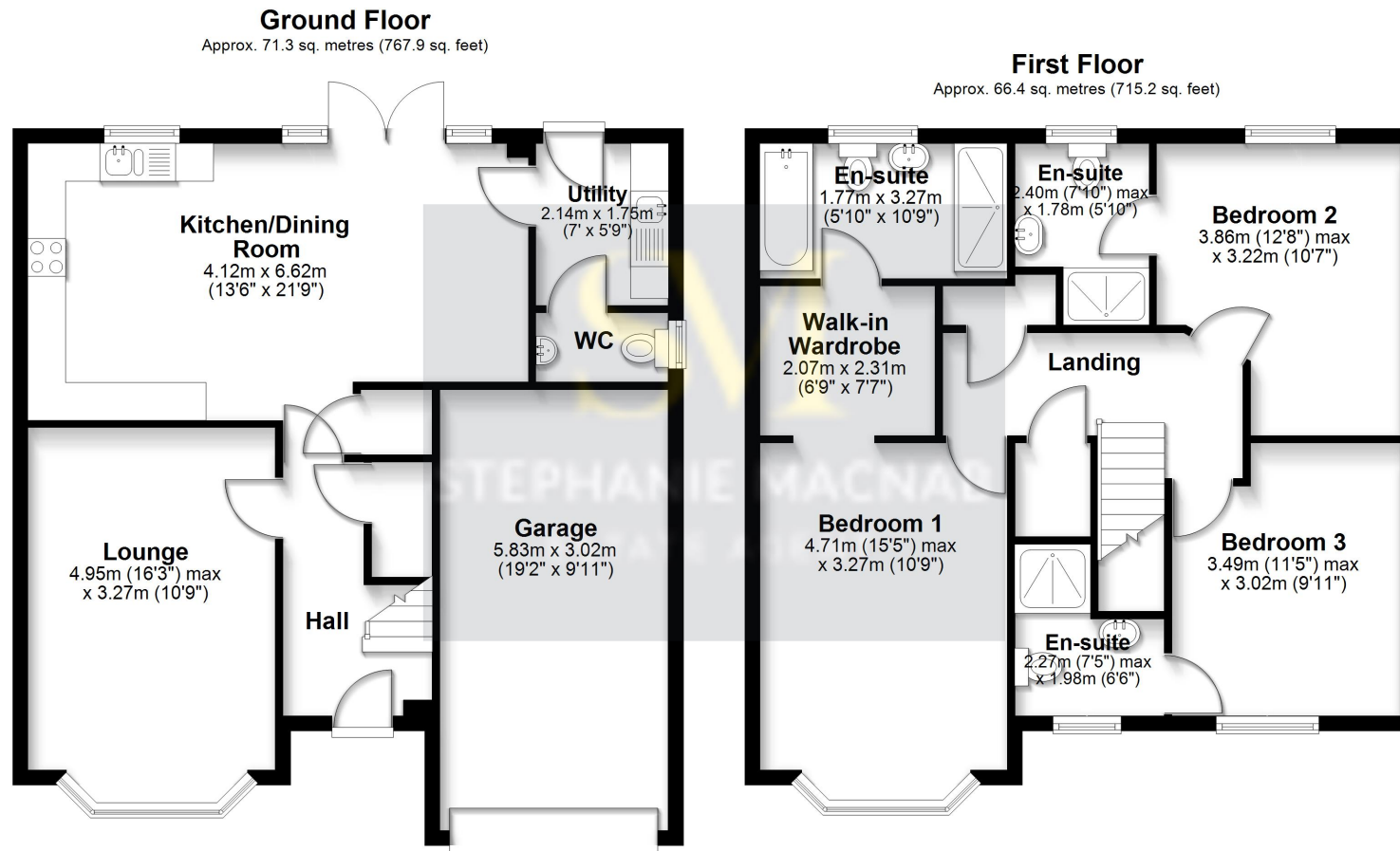
□ To arrange your viewing, contact us on 01704 516 626

□ Follow us on Facebook and Instagram for updates









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	84	
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales <div>             EU Directive 2002/91/EC           </div>			



