



Edison Close,
Formby, L37 6EX

Offers Over £290,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A pristine, modern home that is ready for immediate occupation and would be of interest to a variety of buyers, upsizing or downsizing, family or retiring, this home really will accommodate your needs, just take a look at the photographs and floor-plan.

The accommodation is well-balanced and comprises - entrance hall, cloaks/WC, lounge, dining kitchen and utility room. Upstairs, there are THREE BEDROOMS with en-suite to master and separate family bathroom.

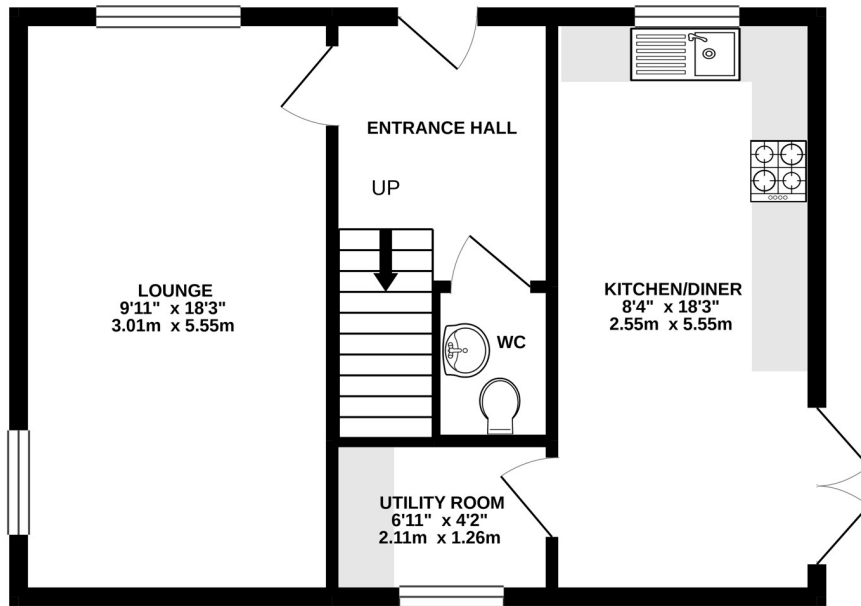
Outside, the enclosed garden adjacent to the property with a SUNNY ASPECT. Off-road parking leading to a single DETACHED GARAGE.

The property is 5 years old and continues to benefit from a new build NHBC guarantee for added peace of mind!

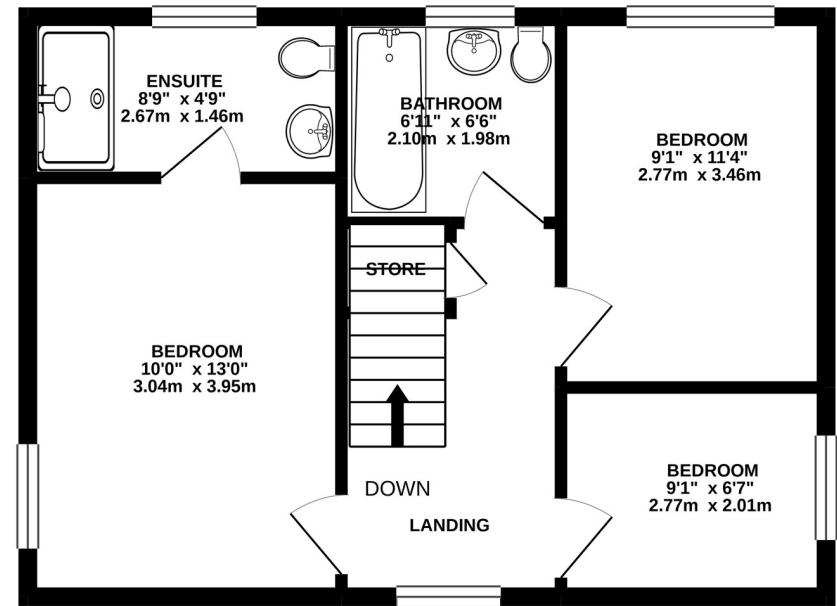
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GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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