



Greenloons Drive,  
Formby, L37 2LX

**OFFERS OVER**  
**£375,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

This attractive and beautifully presented detached home has been COMPLETELY RENOVATED within the last 12 months and now offers a stylish, TURNKEY opportunity for a buyer looking to move straight in. Every element has been thoughtfully upgraded, combining contemporary finishes with a warm, practical layout that works exceptionally well for modern family life.

A welcoming front porch opens into a cosy yet elegant LOUNGE, an ideal evening retreat centred around a LOG BURNING STOVE. There is also the benefit of a side entrance BOOT ROOM, perfect for muddy paws, coats and everyday practicality. To the front of the house is a versatile HOME OFFICE, currently used as a studio, providing excellent flexibility for home working or creative space.

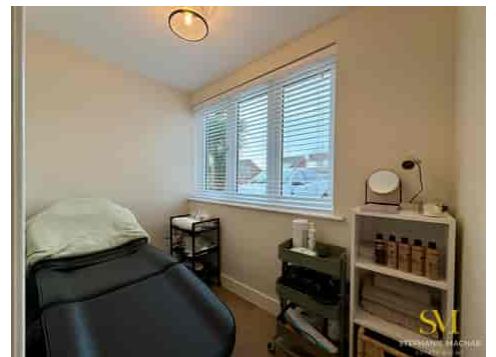
The rear of the property has been opened up to create a superb OPEN-PLAN KITCHEN, DINING AND LIVING SPACE, flooded with natural light from large picture windows and BI-FOLDING DOORS that open directly onto the garden. The kitchen itself is a real centrepiece, finished in a classic green shaker style with INTEGRATED APPLIANCES, GRANITE WORK SURFACES and a charming COOK'S PANTRY. A separate UTILITY ROOM and a downstairs WC complete the ground floor accommodation.

Upstairs, the first floor offers THREE DOUBLE BEDROOMS, including a main bedroom with EN-SUITE SHOWER ROOM, along with a contemporary FAMILY BATHROOM. Outside, the property enjoys well-maintained gardens, OFF-ROAD PARKING, a GARAGE and a fully enclosed rear garden with patio seating areas, ideal for entertaining. The front elevation has been refreshed with NEW WINDOWS and a smart K-REND FINISH, giving the house excellent kerb appeal. The property is AVAILABLE TO VIEW IMMEDIATELY.



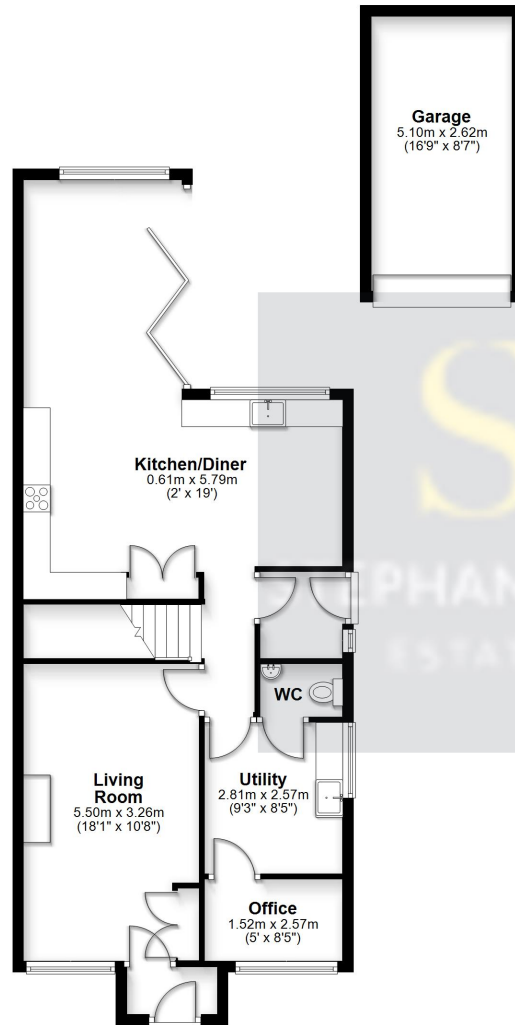




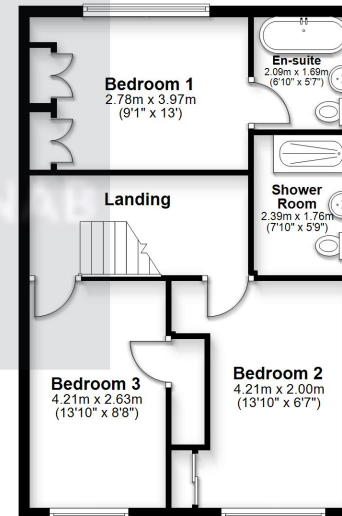




**Ground Floor**  
Approx. 87.6 sq. metres (942.8 sq. feet)



**First Floor**  
Approx. 53.4 sq. metres (574.9 sq. feet)



Total area: approx. 141.0 sq. metres (1517.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 64      | 84        |
| A   |         |           |
| (81-91)                                     |         |           |
| B   |         |           |
| (69-80)                                     |         |           |
| C   |         |           |
| (55-68)                                     |         |           |
| D   |         |           |
| (39-54)                                     |         |           |
| E   |         |           |
| (21-38)                                     |         |           |
| F   |         |           |
| (1-20)                                      |         |           |
| G   |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |