



Marmot Road, Formby,  
L37 6GB

**Offers Over £225,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Situated within the increasingly popular Pinewood Park development—the gateway to Formby—this lovely TWO-BEDROOM HOME is ideal for FIRST-TIME BUYERS or INVESTORS. Originally built by Barrett Homes, it's perfectly designed for modern living.

With open aspects at the front, this property offers pleasant views that enhance its appeal. Be sure to check out the FLOORPLAN to see why our clients fell in love with this home!

The property features a welcoming ENTRANCE HALL with a convenient DOWNSTAIRS WC. The spacious LOUNGE/DINING ROOM benefits from French doors that open into the LANDSCAPED REAR GARDEN, making it perfect for indoor-outdoor living. The KITCHEN is modern, practical, and stylishly finished.

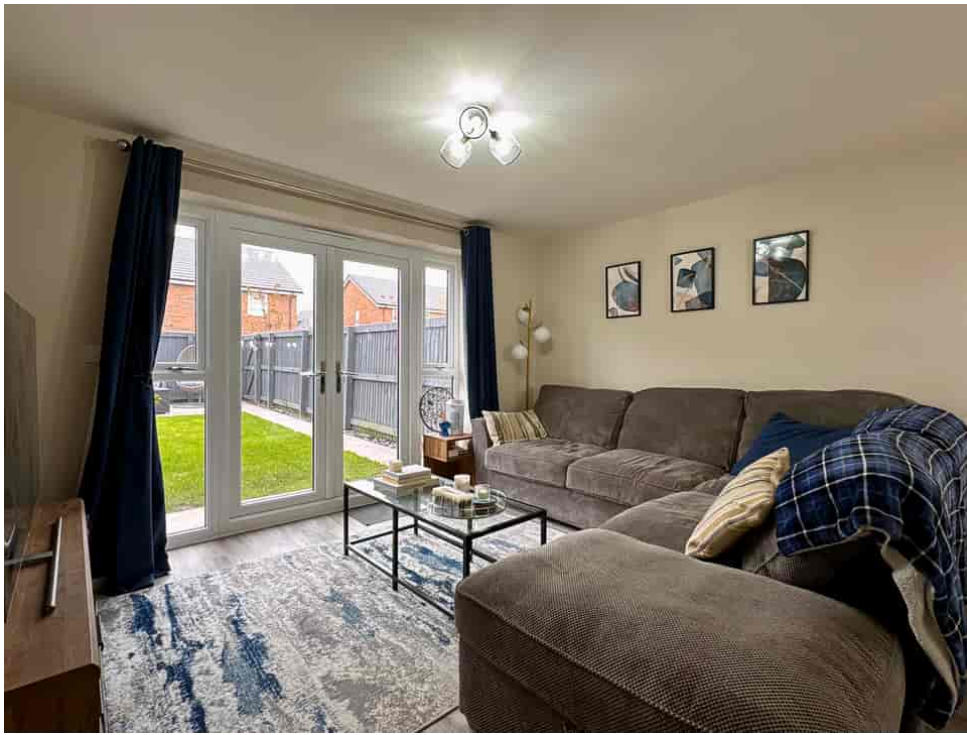
Upstairs, there are TWO DOUBLE BEDROOMS, including a main bedroom with an EN-SUITE SHOWER ROOM, as well as a contemporary BATHROOM.

The property also boasts TWO OFF-ROAD PARKING SPACES and an enclosed, landscaped rear garden, ideal for relaxing or entertaining.

Don't miss your chance to view this fantastic home! Call 01704 516 626 today. Follow us on Facebook and Instagram for updates and more properties.

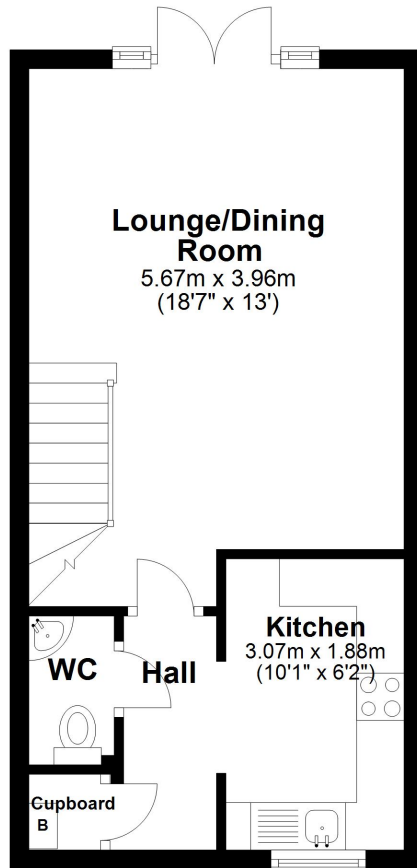






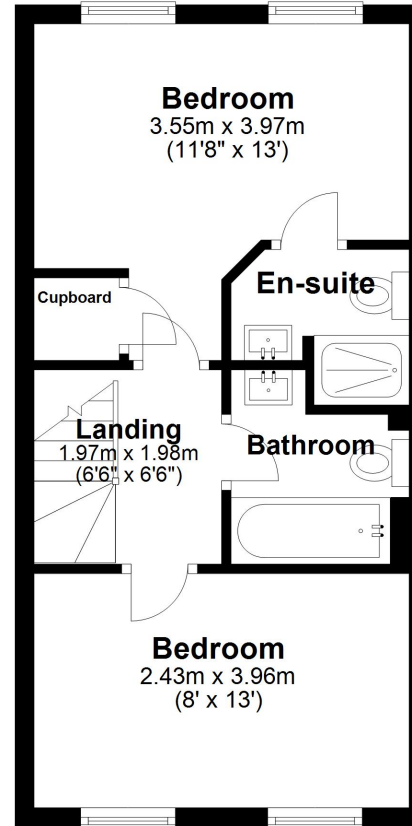
## Ground Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



## First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 65.3 sq. metres (702.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>	<b>84</b>	
(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	



