



Hoggs Hill Lane,  
Formby, L37 6AW

£375,000

SM

STEPHANIE MACNAB  
ESTATE AGENT



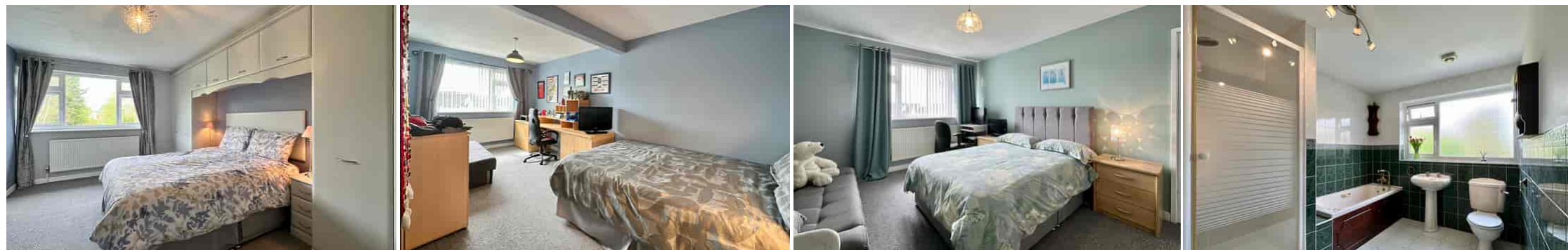
Introducing a stunning EXTENDED semi-detached house nestled in a quiet CUL-DE-SAC, boasting an impressive internal floor area exceeding 1,900 sq ft. This property is ideal for a family seeking substantial accommodation with a CONTEMPORARY and MODERN design.

Upon entering the property, you are greeted with a desirable OPEN-PLAN DINING, KITCHEN and LIVING space, providing a bright and spacious area for entertaining guests. The sleek and stylish kitchen is fitted with modern appliances, perfect for whipping up culinary delights. Additionally, a separate LOUNGE provides a comfortable and relaxing space for family members to unwind after a long day.

Practical essentials such as a downstairs WC and UTILIY ROOM are also included, adding convenience and functionality to daily living. Moving upstairs, you will find THREE GENEROUSLY SIZED BEDROOMS and a spacious family BATHROOM. The main bedroom is complemented by a modern EN-SUITE shower room, adding a touch of luxury to this beautiful family home.

Outside, the property benefits from OFF-ROAD PARKING for two cars, providing ease and security for vehicle owners. The large enclosed REAR GARDEN is perfect for family gatherings and outdoor activities, offering plenty of space for children to play and adults to entertain.

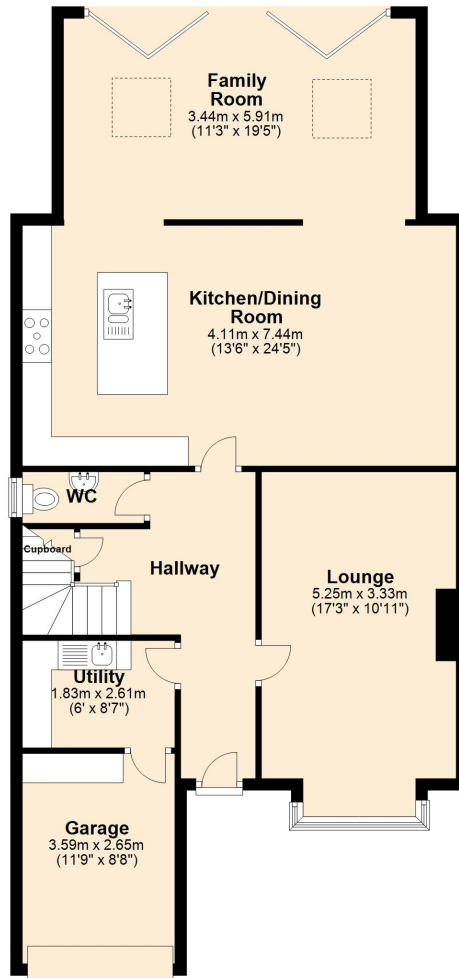
Don't miss out on the opportunity to make this stunning property your forever family home. Contact us today to arrange a viewing and see for yourself why this property is a must-see.





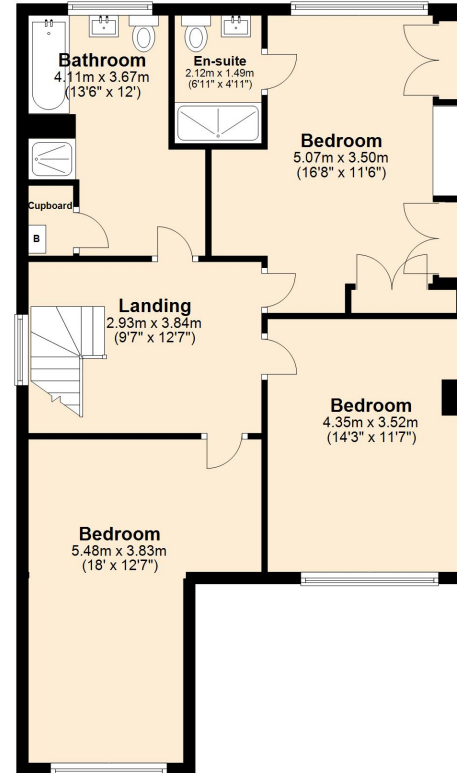
### Ground Floor

Approx. 100.7 sq. metres (1083.4 sq. feet)



### First Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



Total area: approx. 180.7 sq. metres (1945.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(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			



