



Holmwood Close,
Formby, L37 1XW

OFFERS OVER
£400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This EXTENDED link-detached home enjoys a peaceful CUL-DE-SAC setting and the advantage of a SOUTH-FACING REAR GARDEN. Beautifully presented, the property has been thoughtfully modernised and upgraded by the current owners. Recent improvements include stylish Amtico flooring throughout the ground floor, a re-landscaped garden, new silicone render to the elevations, updated fascias and gutters, a fresh gravel driveway, and a welcoming rebuilt porch with striking Acoya front door.

The ground floor accommodation is designed with modern family living in mind. A spacious LOUNGE opens through double doors into a superb OPEN-PLAN KITCHEN- the heart of the home - with a central island and breakfast bar seating. A SEPARATE DINING ROOM provides additional entertaining space, while a versatile SITTING ROOM could serve equally well as a home office or playroom. A ground-floor WC, and direct internal access to the GARAGE complete the layout.

Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, each filled with natural light, together with a stylishly appointed FAMILY BATHROOM finished in contemporary tiling. The overall presentation throughout is fresh, neutral and ready for immediate occupation.

Externally, the SOUTH-FACING GARDEN is an ideal setting for outdoor living, featuring a newly laid patio and raised borders. To the front, the home benefits from a GARAGE and generous OFF-ROAD PARKING for several cars. With its combination of modern upgrades, flexible accommodation and sought-after location, this is a home perfectly suited to family life.

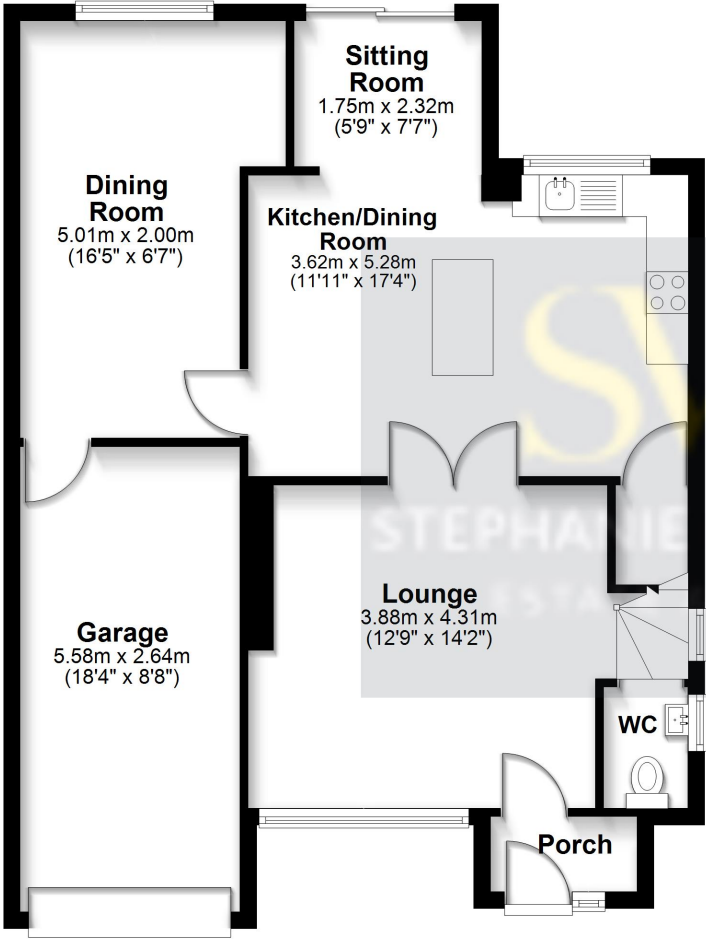






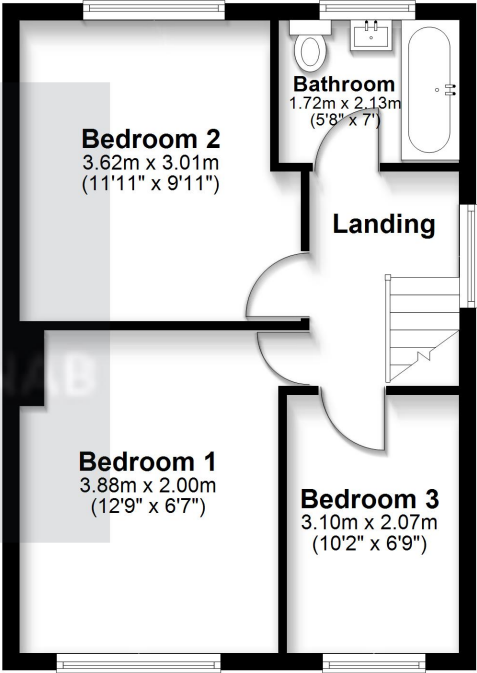
Ground Floor

Approx. 76.3 sq. metres (821.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 116.8 sq. metres (1257.0 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+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	85
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		