



Ward Avenue,
Formby, L37 2JD

Offers Over £325,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Have you ever dreamt of owning a house with an OPEN PLAN KITCHEN? Ideally, one with BI-FOLDING doors into a SUNNY garden? Well look no further, we have just the property for you...

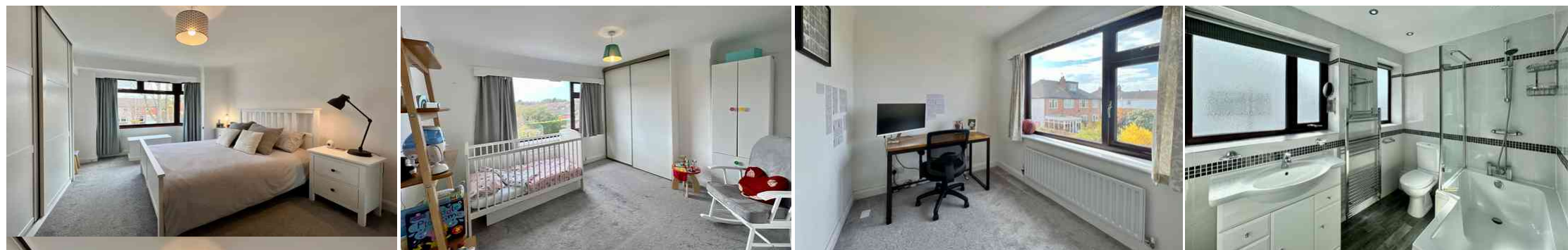
From the moment you arrive, you will not be disappointed! The property has great kerb appeal and OFF-ROAD parking.

The accommodation is bright and spacious, with a welcoming entrance hall with the much-needed downstairs WC. The front lounge can be a haven to relax and unwind after a busy day or somewhere for the children to play. The kitchen is the heart of this home, with a stunning kitchen area and island. A dining and sitting area that is ideal for hosting family and friends.

Upstairs, there are THREE BEDROOMS and a family bathroom. There is potential to extend into the loft, thereby creating a bedroom with an en-suite. This would be subject to permission.

The WEST facing rear garden offers a further extension to the house for entertaining during the warm months. The garage has been altered to create a gym

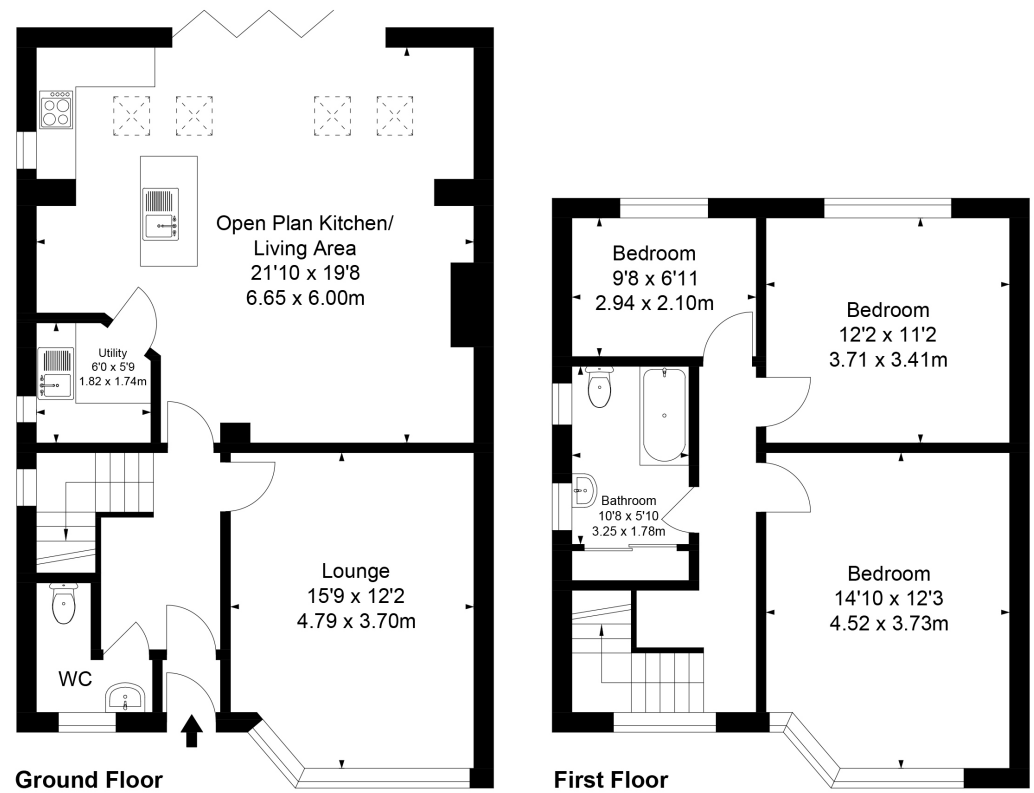
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Approximate Gross Internal Area :-
Ground Floor :- 69.59 sq m / 749 sq ft
First Floor :- 52.37 sq m / 564 sq ft
Total :- 121.96 sq m / 1313 sq ft



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

