



**STEPHANIE  
MACNAB**  
ESTATE AGENT

**FOR SALE**

01704 516 626

stephaniemacnab.co.uk stephaniemacnabestateagent

Gores Lane, Formby,  
L37 3NZ

**OFFERS OVER**  
**£440,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to your IDEAL FAMILY HOME! Nestled in a charming village setting, this CHARACTER-FILLED, period SEMI-DETACHED house boasts a spacious gross internal area exceeding 1,800 sq ft, providing ample space for your growing family to flourish.

As you step through the welcoming ENTRANCE HALL, you're greeted by the warmth of this inviting abode. The front-facing LOUNGE, adorned with a bay window, invites sunlight to dance through, creating a cosy ambience for family gatherings or peaceful relaxation.

For those moments when the family needs their own space, a SEPARATE REAR SITTING ROOM offers the perfect retreat, allowing children to play or teens to hang out with friends.

The heart of the home lies within the DINING KITCHEN, a practical yet stylish space where culinary creations and cherished memories are made. A convenient DOWNSTAIRS WC adds to the functionality of the home, while the CONSERVATORY provides a vast area overlooking the expansive rear garden, inviting endless opportunities for indoor-outdoor living and entertainment.

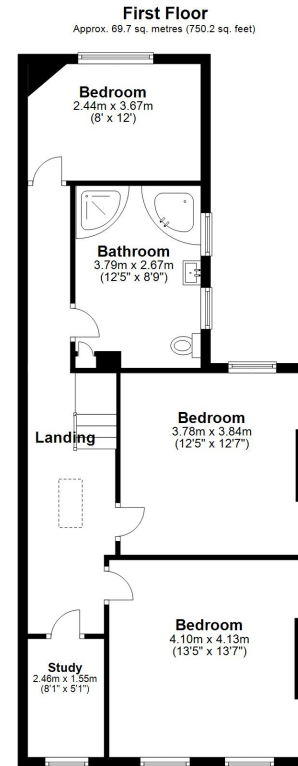
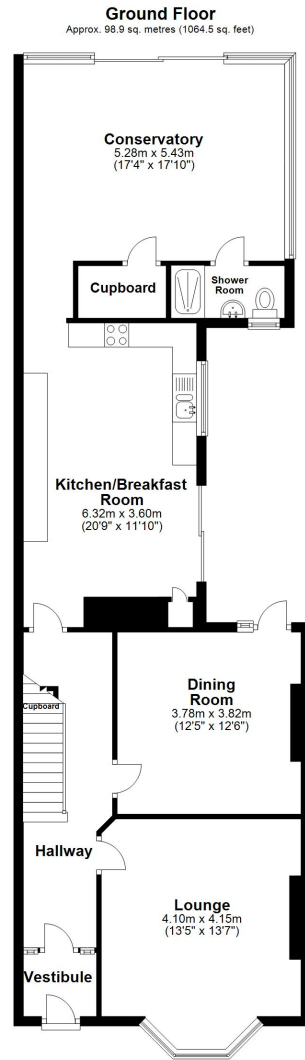
Upstairs, discover FOUR BEDROOMS and a family BATHROOM, offering comfort and privacy for every member of the family.

Outside, convenience meets practicality with OFF-ROAD PARKING, and a GENEROUSLY SIZED enclosed REAR GARDEN, providing a safe haven for children and pets to play freely while you unwind in the fresh air.

Don't miss the chance to experience the warmth and charm of this family-friendly haven. Call now to schedule your viewing and make this house your cherished home sweet home.







Total area: approx. 168.6 sq. metres (1814.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>63</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	

