



Windsor Road,
Formby, L37 6DX

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this beautifully presented and well-maintained semi-detached house located in a highly desirable area. Boasting an internal FLOOR AREA of circa 1,100 sq ft, this property has been EXTENDED to create a spacious OPEN PLAN KITCHEN DINER with SITTING AREA that leads onto the garden - perfect for entertaining family and friends.

The LOUNGE is a peaceful retreat from a busy household, offering a cozy and comfortable space to relax and unwind. Upstairs, you will find THREE GOOD-SIZED BEDROOMS and a contemporary BATHROOM that follows the same STYLISH THEME.

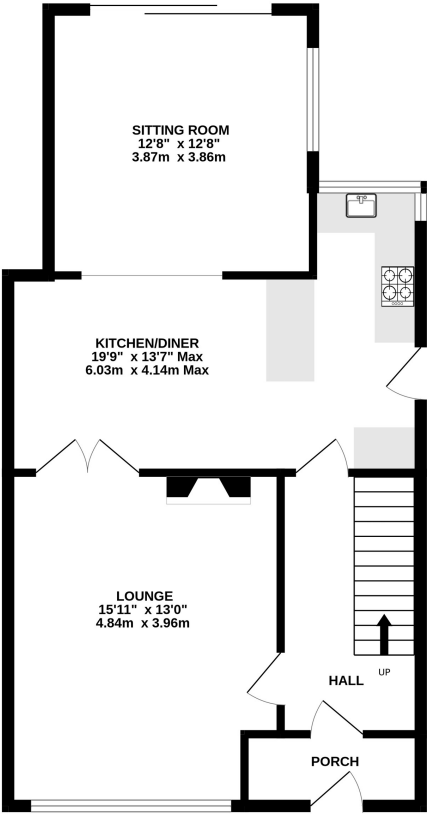
Outside, the property benefits from OFF-ROAD parking leading to a GARAGE, providing ample space for vehicles. The large rear GARDEN has given the current vendors great pleasure and offers an ideal space for outdoor activities and entertaining.

Overall, this stunning property provides a perfect blend of contemporary design and functionality, making it a highly desirable home in an excellent location. Book a viewing today to fully appreciate all that this wonderful home has to offer.

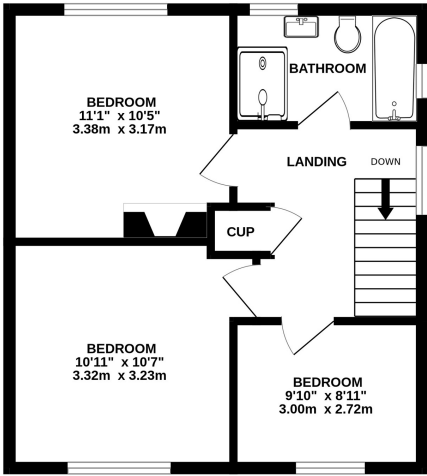




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

