



Brackenway, Formby,
L37 7HF

£1,450 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

TO LET – A Stylishly RENOVATED MODERN HOME with SOUTH-FACING GARDEN

This beautifully refurbished property has been completely transformed by the current owners over the past five years, resulting in a modern, stylish, and highly functional home now available to let on an UNFURNISHED basis.

Designed with contemporary living in mind, the heart of the property is the impressive open-plan kitchen, dining, and living area—perfectly suited for both day-to-day living and entertaining. The lounge opens directly onto a south-facing garden, offering an abundance of natural light and an easy flow between indoor and outdoor spaces.

Additional practical features include a utility room, downstairs WC, and a cleverly adapted cloakroom providing excellent storage. Upstairs, the property offers three well-presented bedrooms and a modern family bathroom.

Externally, the property enjoys smart kerb appeal, off-road parking for two vehicles, and a garage. The enclosed rear garden is low maintenance and benefits from a sunny south-facing aspect—ideal for outdoor enjoyment.

Available from the 1st of August 2025. Early viewing is highly recommended—please call us on 01704 516 626 to arrange an appointment.

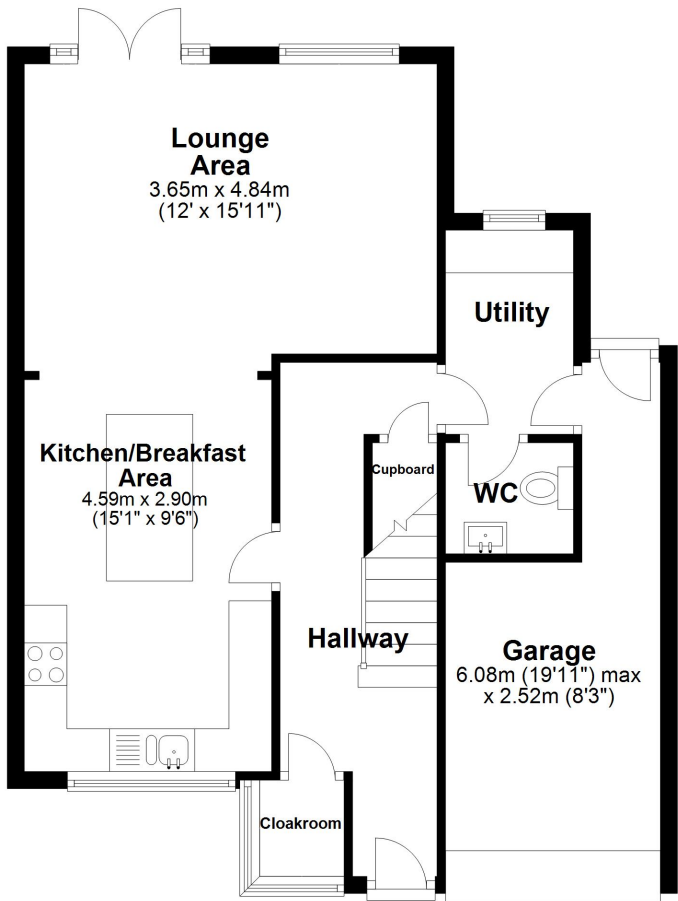
Material Information: Taylor Wimpey has purchased the land to the north of the property for residential development.





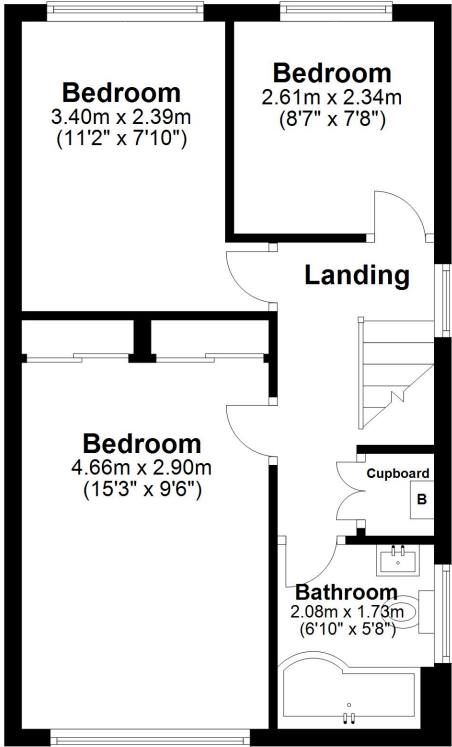
Ground Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

