



Andrews Close,
Formby, L37 2YH

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A much-loved family home that the current vendors have owned since new.

Local, family builders Rostron constructed the DETACHED property in 1973. The property covers a generous internal floor area circa 1,400 sq ft, and the plot enjoys a SOUTH facing rear aspect.

The property offers a blank canvas for the new owner to create their dream home, and the accommodation comprises:- Bright and airy entrance hall leading to the lounge and separate dining room. The breakfast kitchen is located to the rear of the property. Downstairs cloaks WC.

Upstairs, there are THREE BEDROOMS and a family bathroom. We are advised the boiler was installed in 2019. Again, we are advised by the vendor that the loft is boarded and great for storage.

The property is located in a quiet CUL-DE-SAC and provides OFF-ROAD parking that leads to the GARAGE. The rear garden is enclosed and enjoys a SUNNY aspect, which is ideal for hosting family and friends during the summer months.

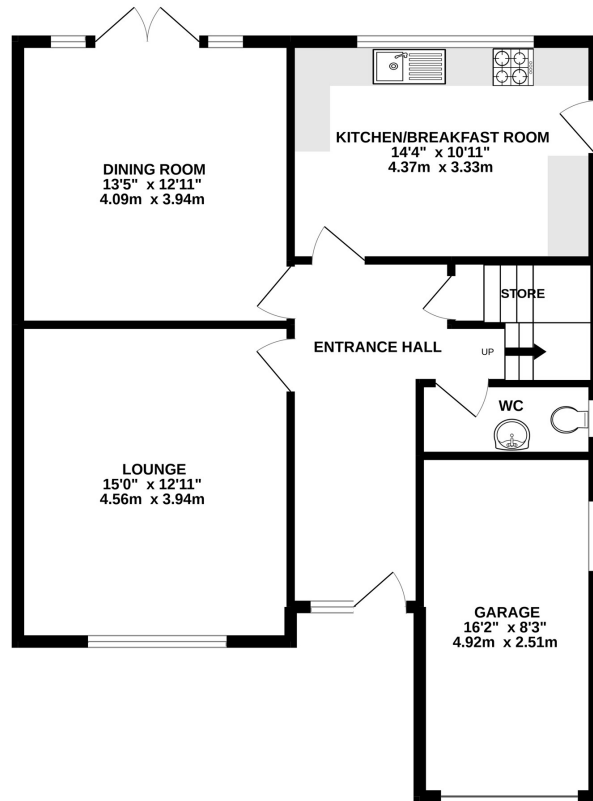
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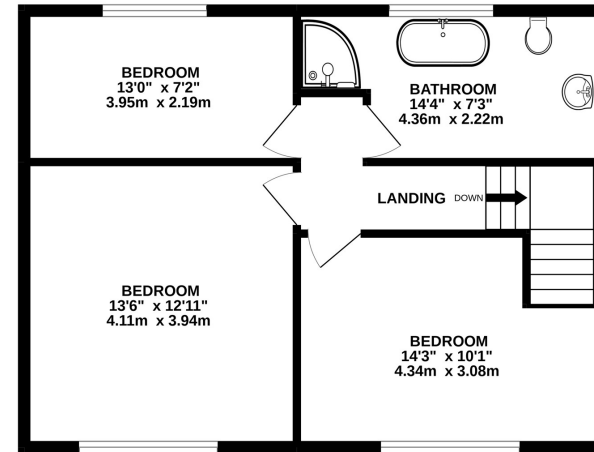




GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

