



Wheatstone Road,  
Formby, L37 6BF

**OFFERS OVER**  
**£325,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This FREEHOLD DETACHED home forms part of the sought-after Orchard Meadows development, built by Bellway in 2015. With its ATTRACTIVE KERB APPEAL and BEAUTIFUL OPEN OUTLOOKS, this is a property that immediately catches the eye.

The layout is both practical and versatile, making it ideal for a wide range of buyers—whether you're looking for a first family home, planning to upsize, or considering a move to something more manageable. The light-filled LOUNGE opens directly into the OPEN PLAN DINING KITCHEN, a perfect hub for everyday living and entertaining. Completing the ground floor is a utility room, WC, and a CONVERTED GARAGE that now provides an excellent HOME OFFICE or hobby space.

Upstairs, there are THREE BEDROOMS and a well-presented family bathroom. The main bedroom is particularly appealing, featuring a walk-in wardrobe area and its own stylish EN-SUITE.

Externally, the property offers OFF-ROAD PARKING to the front, while the private rear garden is ENCLOSED and enjoys a sunny WEST-FACING aspect, ideal for relaxing or entertaining outdoors.

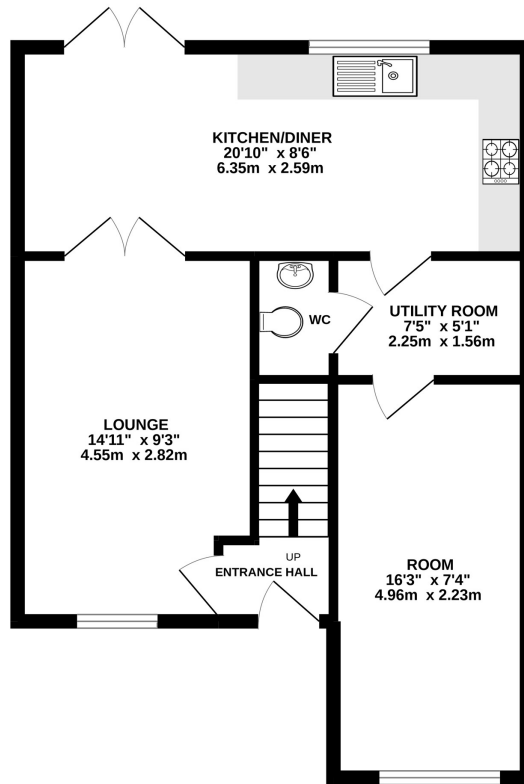
Call us today on 01704 516 626 to arrange your viewing, and be sure to follow us on Facebook and Instagram for the latest updates.



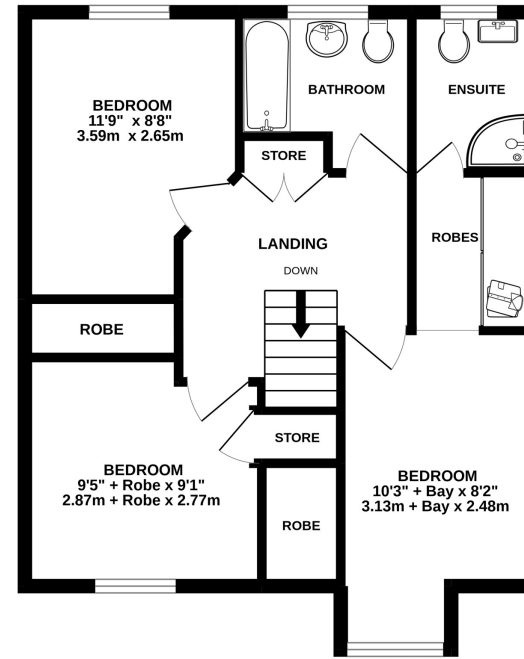




GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 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)	<b>A</b>		91
(81-91)	<b>B</b>	78	
(69-80)	<b>C</b>		
(55-68)	<b>D</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			



