



Wheatstone Road,
Formby, L37 6BF

OFFERS OVER
£255,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled within the sought-after Orchard Meadows development, this beautifully maintained SEMI-DETACHED HOUSE enjoys a prime position with picturesque OPEN FIELD VIEWS to the front.

Lovingly cared for by the same owner since new, this home is the epitome of MODERN LIVING. The layout is thoughtfully designed, featuring a cosy LOUNGE perfect for relaxing in the evenings and an OPEN-PLAN DINING KITCHEN that's ideal for hosting. French doors lead seamlessly to the WEST-FACING REAR GARDEN, flooding the space with natural light and creating an inviting indoor-outdoor flow. A DOWNSTAIRS WC adds to the practicality of this charming property.

Upstairs, there are THREE BEDROOMS and a family BATHROOM. The main bedroom boasts the added luxury of an EN-SUITE SHOWER ROOM, providing a private sanctuary for the homeowners.

Outside, the attention to detail continues. The LANDSCAPED REAR GARDEN offers a serene retreat for sunny afternoons or evening relaxation, while OFF-ROAD PARKING ensures convenience.

This gem of a property is not to be missed. Call us today to arrange a viewing—this home won't stay on the market for long!

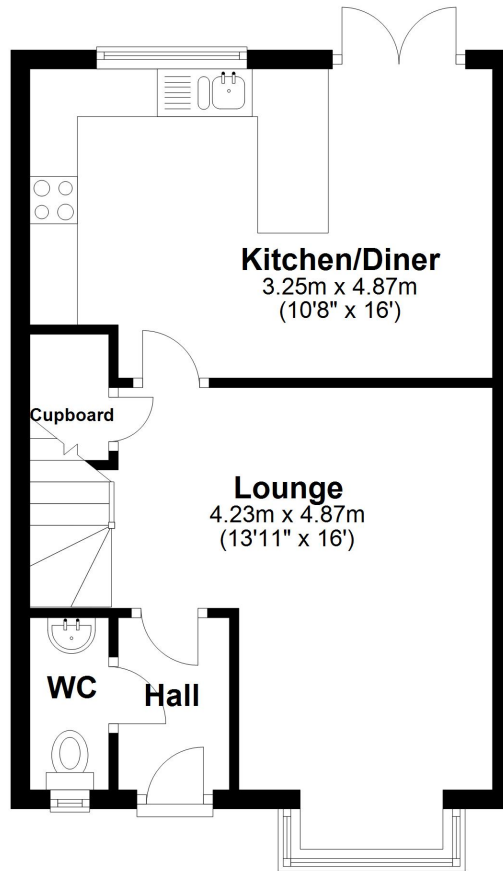






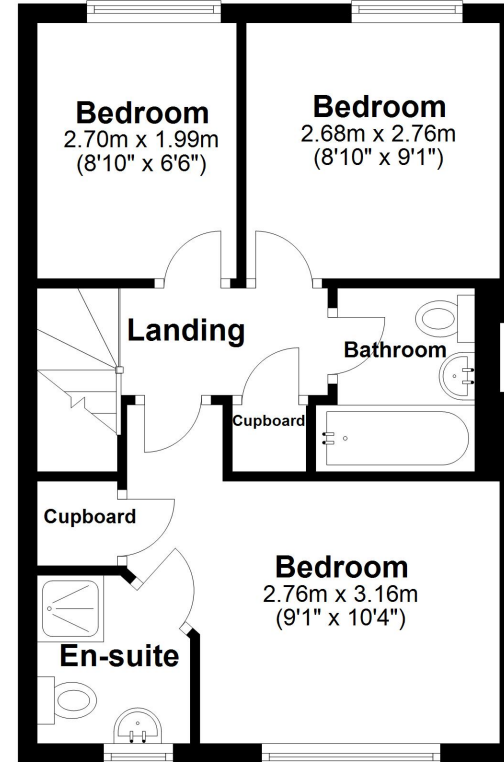
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 74.2 sq. metres (798.4 sq. feet)

Plan produced using PlanUp.

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