



Gilbert Close, Formby,
L37 6FA

Offers Over £425,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This delightful FOUR-BEDROOM detached house was built in 2015 to a HIGH SPECIFICATION and is situated in a PEACEFUL MODERN estate, which is fast becoming a family favourite, close to local amenities such as shops, schools and access to the Pinewoods and Beach beyond.

This property is the PERFECT FAMILY HOME, boasting an OPEN PLAN KITCHEN and dual aspect LOUNGE.

On the ground floor, the entrance hall has a guest WC off and leads to a SPACIOUS LIVING ROOM and an OPEN-PLAN DINING KITCHEN, which comes fully equipped with a range of integrated appliances. The UTILITY ROOM is essential for a busy household.

Upstairs, the main bedroom benefits from an EN-SUITE SHOWER ROOM, while three additional well-proportioned bedrooms and a FAMILY BATHROOM complete the first floor.

There is OFF-ROAD parking leading to the GARAGE. The REAR GARDEN is LARGE and ideal for energetic children and pets.

Viewing: If you're interested in viewing this beautiful property, please contact us to arrange a suitable time. We would be delighted to show you around and answer any questions you may have.

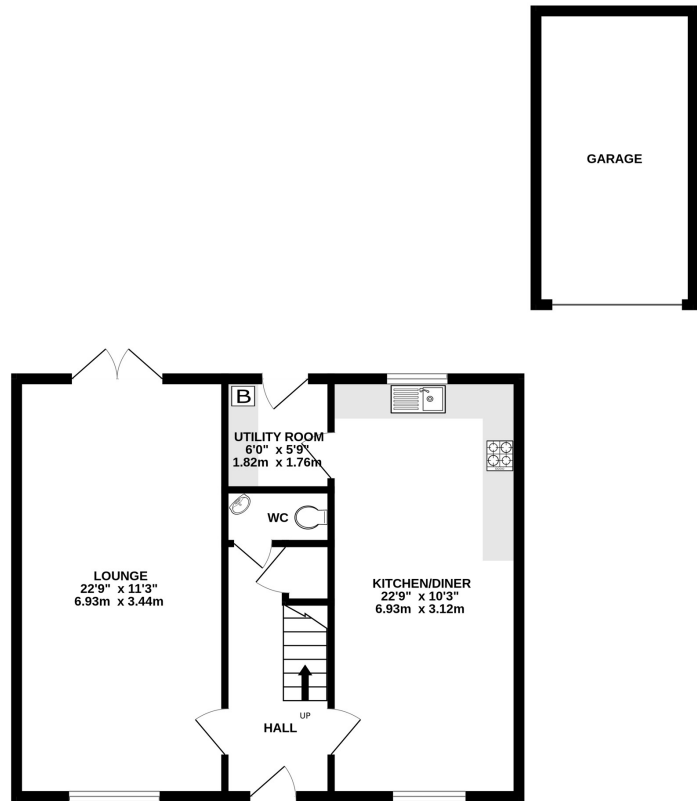
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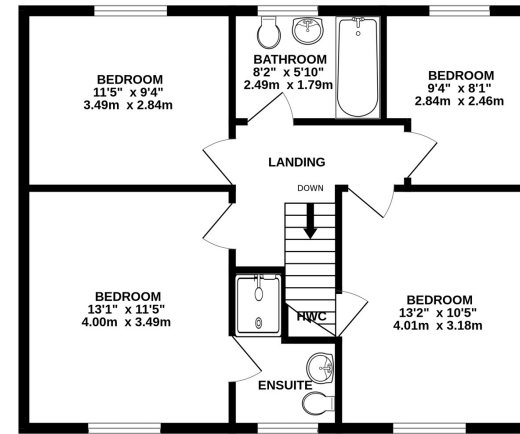




GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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