



Andrews Lane, Formby,  
L37 2EN

£415,000

SM

STEPHANIE MACNAB  
ESTATE AGENT



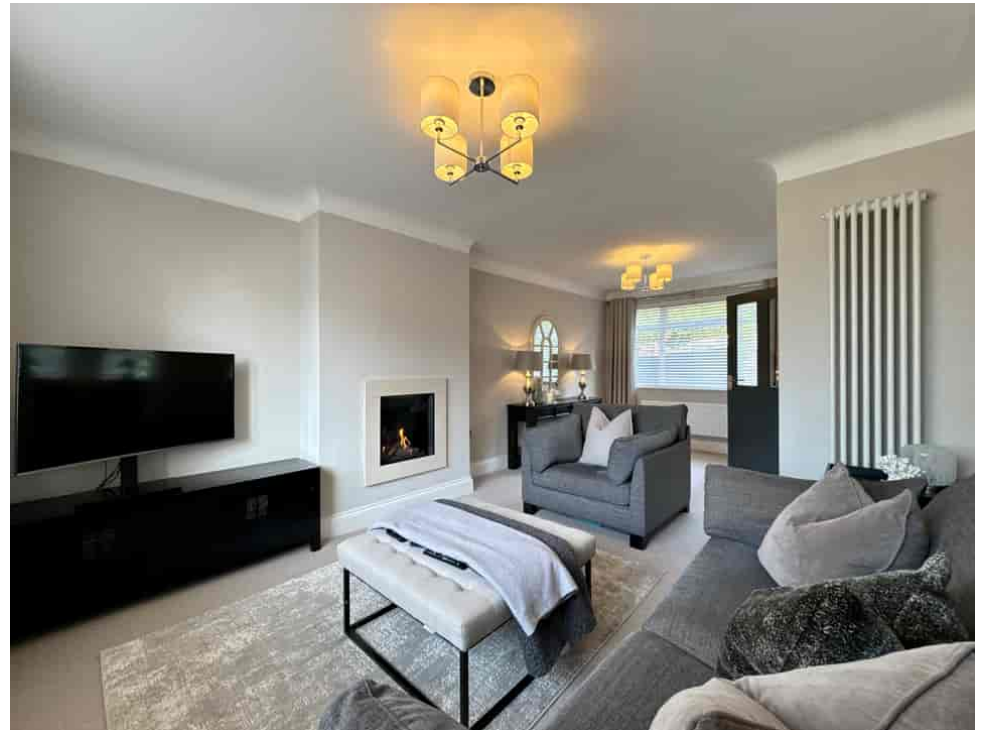
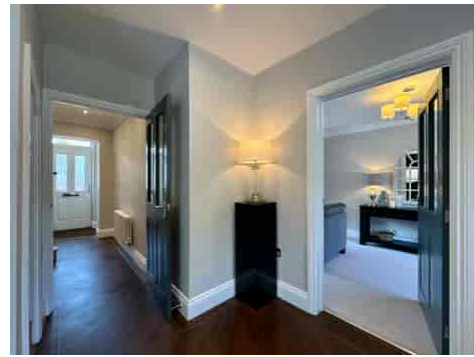
This striking SEMI-DETACHED HOME stands out with its excellent kerb appeal and has been comprehensively upgraded and extended by the current vendors to create a stylish and contemporary family property. A DOUBLE-STOREY SIDE EXTENSION and welcoming PORCH have enhanced both the size and layout, while the interiors are finished to an exceptional standard, making this a true turnkey home.

At the heart of the property lies a superb OPEN-PLAN KITCHEN/LIVING AREA, fitted with sleek units, integrated appliances, and a central island. BI-FOLD DOORS open directly to the LOW-MAINTENANCE REAR GARDEN, seamlessly connecting indoor and outdoor living spaces. The DUAL-ASPECT LOUNGE offers a more formal reception, filled with natural light, and the overall layout ensures a practical balance between family life and entertaining.

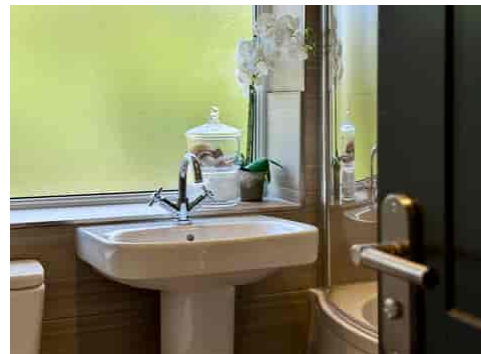
On the first floor, the PRINCIPAL BEDROOM is served by a stylish EN-SUITE SHOWER ROOM. There are three further bedrooms, with one currently fitted as a WALK-IN WARDROBE, providing flexibility for storage or home working. A modern FAMILY BATHROOM completes the arrangement, presented with quality fittings and a fresh, contemporary finish.

Externally, the home is equally impressive, with a neat front garden, driveway providing ample parking, and a landscaped rear garden designed for easy maintenance. With its blend of space, style, and modern design, this property offers an excellent opportunity for buyers seeking a ready-made home in a desirable location. Viewing is highly recommended.

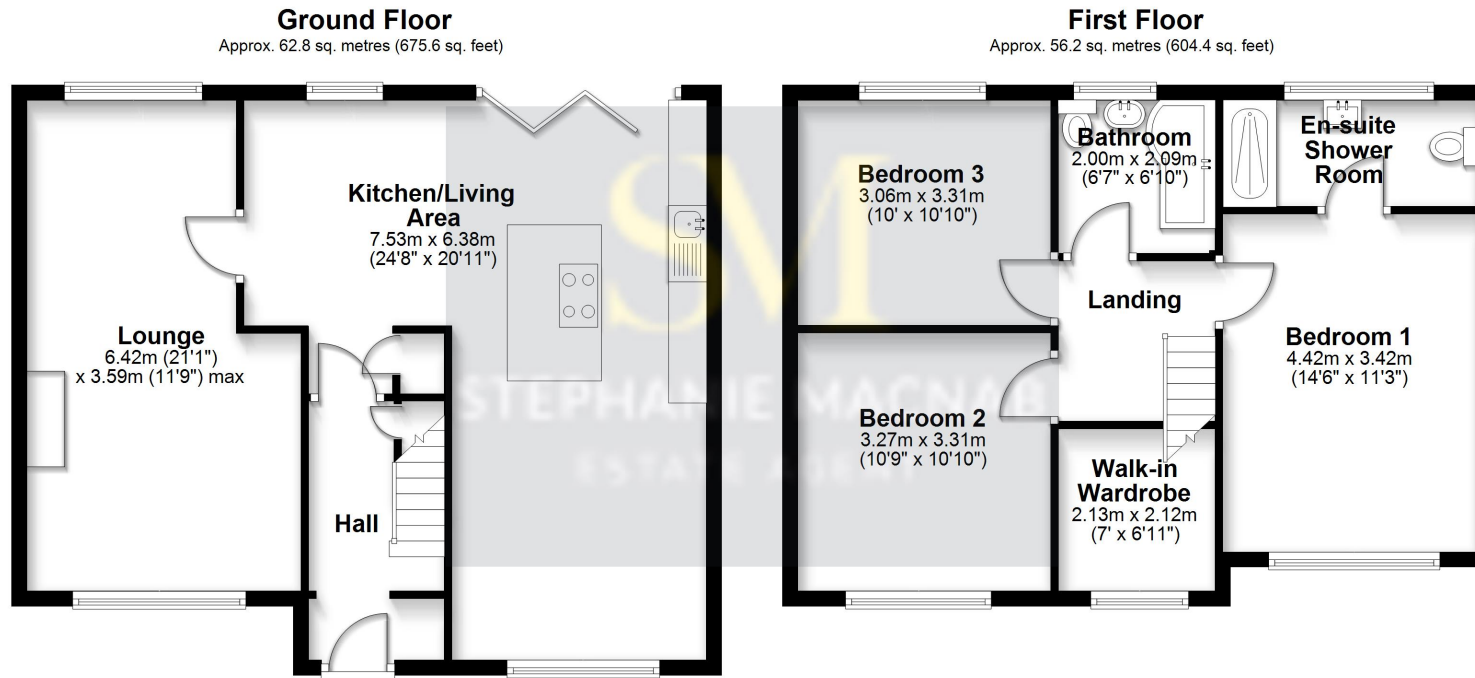












Total area: approx. 118.9 sq. metres (1280.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC