



Lytles Close, Formby,
L37 4BT

Asking Price £230,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this charming property that has been under the loving care of its owner since 1981. Nestled in a quiet CUL-DE-SAC and just a short stroll from the heart of the village.

The property has been maintained over the years, and as you step inside, you'll find an inviting and bright dual-aspect LOUNGE, flooded with natural light. This space seamlessly flows into a MODERN KITCHEN, creating a perfect hub for family gatherings and entertaining friends.

Venturing upstairs, you'll discover THREE BEDROOMS, providing ample space for a family or guests. The MODERN BATHROOM ensures that your daily routines are met with convenience and style.

PARKING is a breeze with OFF-ROAD parking right outside the property, leading to the GARAGE, where you'll find the fuse board and a Worcester central heating boiler. Convenience and peace of mind go hand in hand here.

One of the highlights of this property is the REAR GARDEN, a picturesque space that has brought great joy to the owner over the years. An added bonus, the garden enjoys a sunny WEST-FACING ASPECT, ensuring you can make the most of those beautiful afternoon and evening sunsets.

If you're looking for a hassle-free move, you're in luck because this property is being offered with NO ONWARD CHAIN.

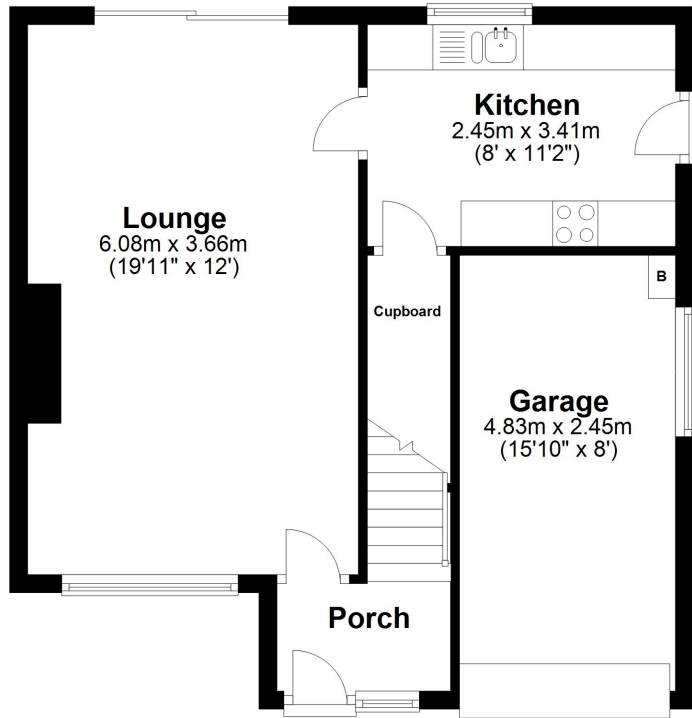
To truly appreciate all that this property has to offer, we highly recommend scheduling a viewing. Don't miss your chance to become the next fortunate owner of this lovely family home. Contact us today to arrange your visit!





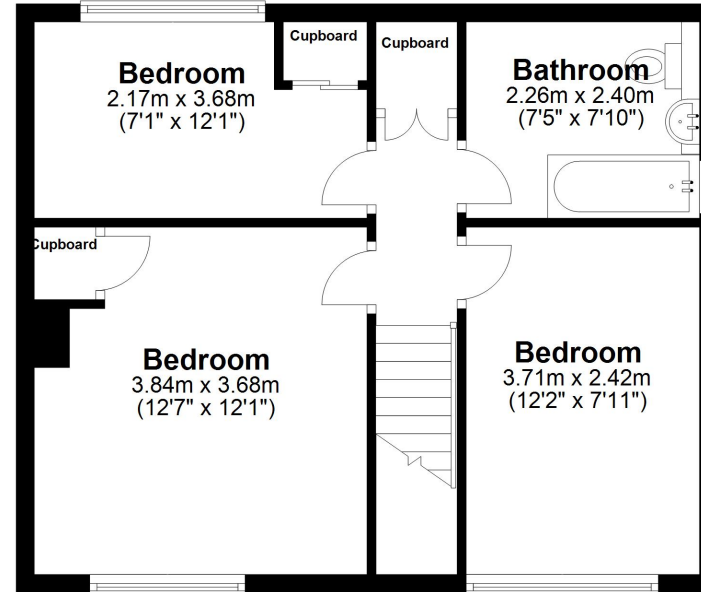
Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(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	

