



Deansgate Lane North,
Formby, L37 7EP

OFFERS OVER
£525,000

SM

STEPHANIE MACNAB
ESTATE AGENT

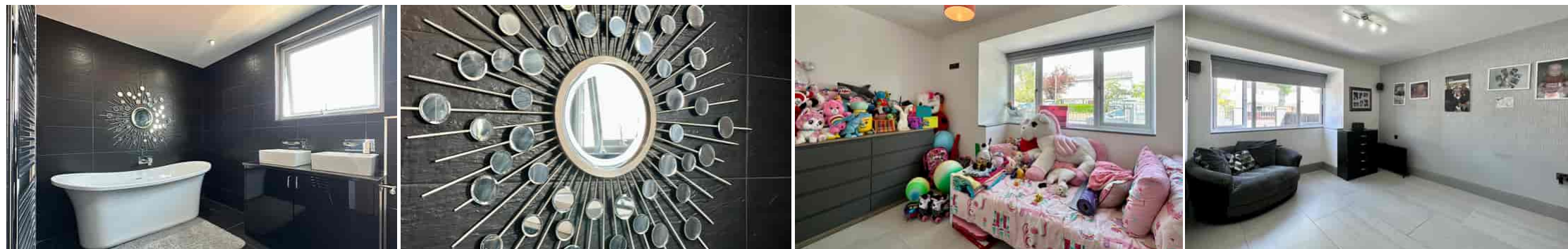
Welcome to this exceptional TURNKEY PROPERTY that effortlessly captures the essence of MODERN LIVING. Situated in the coveted and leafy neighbourhood of FRESHFIELD, this home offers a stylish and ON-TREND lifestyle. Boasting a perfect WEST-FACING rear garden, it provides the ideal orientation for basking in the warm afternoon sun.

Upon arrival, the property immediately impresses with its ELECTRIC GATES, granting access to a block-paved driveway capable of accommodating multiple vehicles. The meticulously designed interior spans over 2,000 sq ft, offering a GENEROUS LIVING SPACE that seamlessly combines an OPEN-PLAN layout with a CONTEMPORARY KITCHEN. Flooded with natural light, this area features BI-FOLDING DOORS that open onto the inviting, LOW-MAINTENANCE GARDEN, creating a seamless indoor-outdoor living experience.

The ground floor accommodates TWO WELL-PROPORTIONED BEDROOMS, providing flexible living arrangements, as well as a convenient SHOWER ROOM. Ascending to the upper level, you will discover the REMARKABLE MAIN BEDROOM, complete with a large feature window that overlooks the beautiful garden. Additionally, there is ANOTHER SUBSTANTIAL BEDROOM and a tastefully appointed family BATHROOM, ensuring ample space for relaxation and privacy.

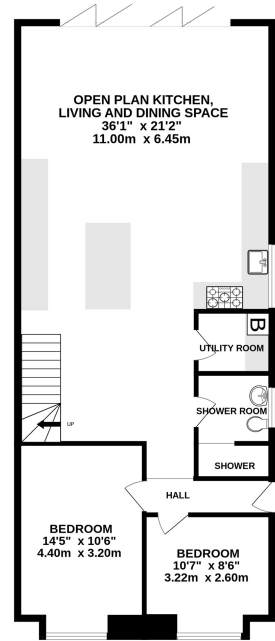
Externally, the front of the property boasts a block-paved driveway, while the GARAGE has been thoughtfully converted into a versatile gym, offering a dedicated space for exercise enthusiasts. The rear garden, enclosed for privacy, has been designed with low maintenance in mind, allowing for leisurely enjoyment by all residents.

Furthermore, this property is offered with NO ONWARD CHAIN, enabling a smooth and efficient transition for the lucky new owners. Don't miss the opportunity to experience the epitome of contemporary living in this exceptional turnkey property. Contact us today to arrange a viewing and start envisioning your future in this stylish abode.

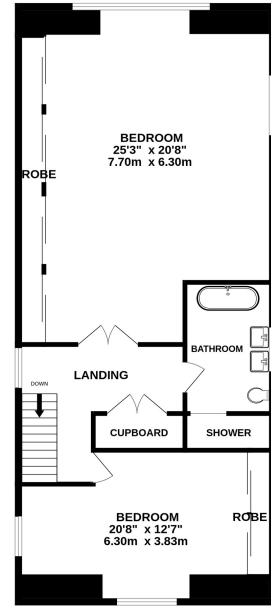




GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 2159 sq.ft. (200.6 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)	A		89
(81-91)	B	83	
(69-80)	C		
(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	

