



The Hamptons,
Formby, L37 3JQ

Offers Over £400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing The Hamptons, Formby – a wonderful FOUR-BEDROOM semi-detached house spanning three floors, embodying the epitome of MODERN LIVING. With a delightful SOUTH FACING REAR GARDEN, TWO BALCONIES, and well-designed living spaces. This property offers an unparalleled blend of style and comfort.

Upon entering, you'll be welcomed by a spacious HALLWAY leading to the OPEN-PLAN KITCHEN and LIVING AREA on the ground floor. This contemporary space is ideal for entertaining guests or enjoying family gatherings, featuring modern fixtures and underfloor heating throughout. A GROUND FLOOR WC and GARAGE provide convenience and ample storage options.

Ascend to the FIRST FLOOR to discover a luxurious MAIN BEDROOM with an ENSUITE BATHROOM, offering a serene retreat for relaxation. A further RECEPTION ROOM with patio doors opening to a GENEROUS BALCONY adds to the allure of this level.

The SECOND FLOOR boasts THREE ADDITIONAL BEDROOMS, each offering privacy and comfort, along with a FAMILY BATHROOM catering to the needs of the household. Throughout the property, meticulous attention to detail and high-quality finishes underscores the exceptional standard of this home.

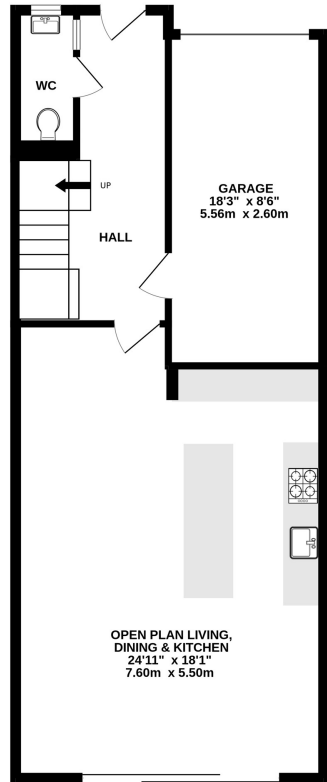
In summary, The Hamptons is a remarkable property offering a harmonious blend of style, comfort, and practicality. With its sought-after location and exceptional features, this property presents an unmissable opportunity for discerning buyers seeking a truly exceptional home. Don't miss your chance to experience the epitome of luxury living – schedule your viewing today.

NO ONWARD CHAIN.

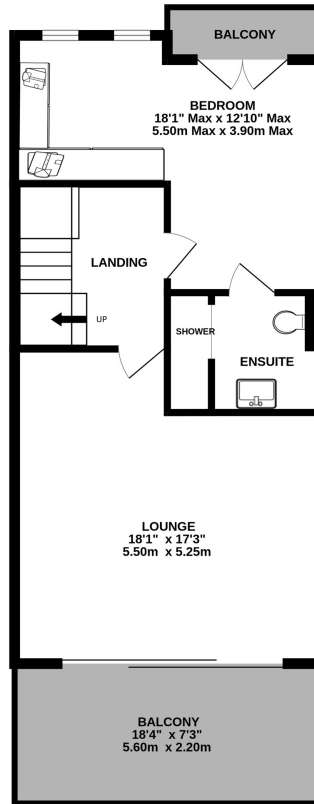




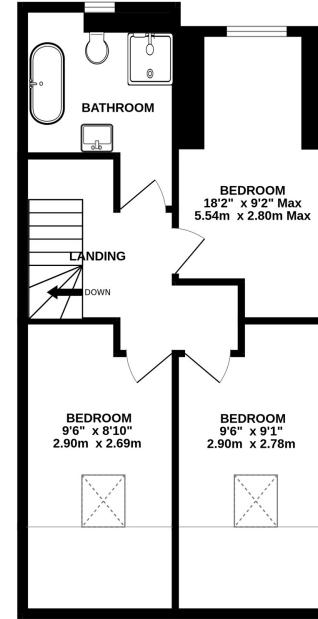
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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+)	A		
(81-91)	B		
(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		80	86

EU Directive 2002/91/EC

