



Rosemary Lane,
Formby, L37 3HB

Offers Over £500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this IMMACULATEDLY PRESENTED and MAINTAINED MODERN DETACHED HOME, ideally located in a highly sought-after area on the DOORSTEP of the VILLAGE. This property offers not only a DESIRABLE LOCATION but also an impressive plot size of 0.11 acres, boasting a SOUTH-FACING rear aspect and a BORROWED LANDSCAPE, creating a truly pleasurable experience in the rear garden.

Upon entering, you'll be greeted by a bright and inviting ENTRANCE HALL, setting the tone for the rest of the home. The downstairs WC is useful. The KITCHEN, recently fitted by CHECKERS OF CHURCHTOWN, is a standout feature, featuring sleek design and high-quality Bosch appliances. It seamlessly opens into the DINING AREA, making it an ideal space for family gatherings and entertaining. The spacious LOUNGE provides a calm and relaxing ambience, and it effortlessly flows into the CONSERVATORY, which offers panoramic views of the stunning rear garden.

Moving upstairs, the clean and neutral theme continues, creating a harmonious atmosphere throughout. The first floor comprises FOUR BEDROOMS, providing ample space for a growing family or accommodating guests. Additionally, a well-appointed FAMILY BATHROOM caters to your everyday needs.

Outside, the property offers OFF-ROAD PARKING for multiple vehicles, leading to the DETACHED GARAGE with a remote-controlled door, ensuring convenience and ease for homeowners and guests alike.

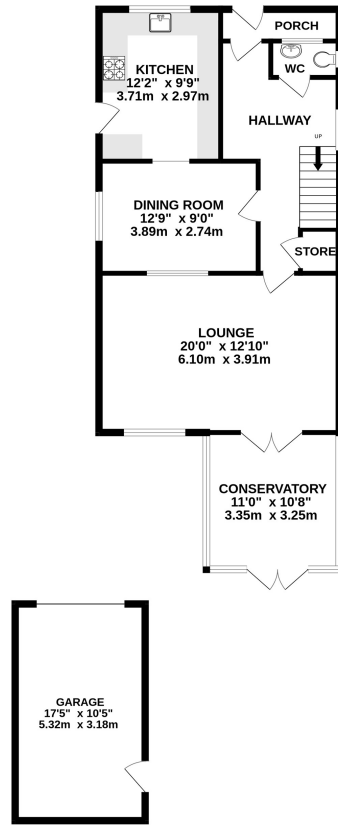
The REAR GARDEN is a mature haven, filled with lush greenery and BATHED in NATURAL SUNLIGHT. It serves as a wonderful space for entertaining friends and family or simply unwinding and enjoying the tranquillity.

To truly appreciate all that this exceptional property has to offer, we invite you to arrange a viewing. Don't miss out on the opportunity to make this stunning house your home. Call now to book your appointment.

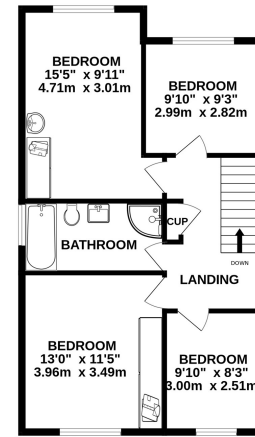




GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1589 sq.ft. (147.7 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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