



9 Hawthorne Crescent,  
Formby, Liverpool,  
Merseyside, L37 4JF

**£260,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Situated in a peaceful CUL-DE-SAC, this MODERN DETACHED home offers a wonderful opportunity for buyers seeking space, comfort, and the advantage of NO ONWARD CHAIN.

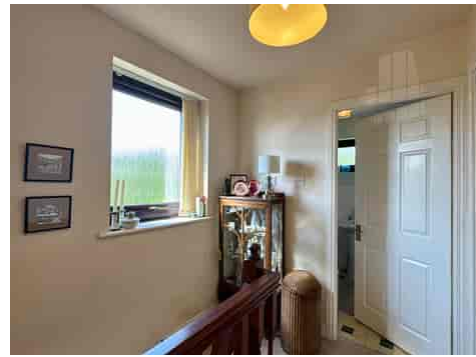
The welcoming hallway leads into a spacious front-facing LOUNGE, bathed in natural light with a sunny afternoon aspect, perfect for relaxing or entertaining. Adjacent to the lounge is a versatile dual-aspect SITTING/DINING ROOM, ideal for family meals or additional living space. The practical KITCHEN provides a functional layout with the potential for future customisation to suit your taste and needs.

Upstairs, there are THREE BEDROOMS and a family BATHROOM. The home also features a new central heating boiler, installed in 2021, ensuring efficient heating throughout.

Outside, the property benefits from OFF-ROAD PARKING for two cars and an enclosed REAR GARDEN, offering privacy and a pleasant outdoor space for relaxation or play.

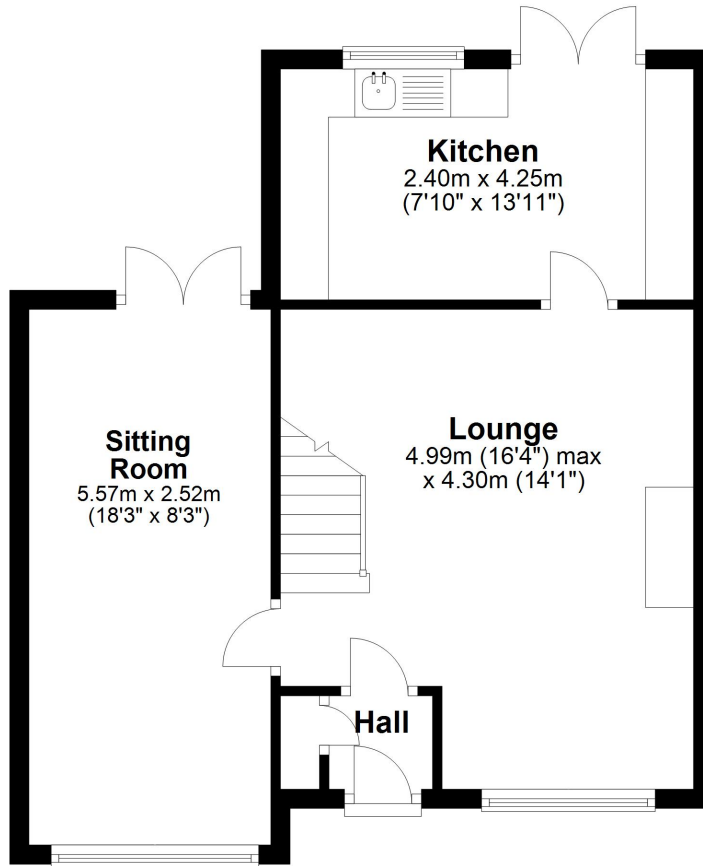
This property is ready to welcome its next owners. To arrange a viewing, call 01704 516 616 today.





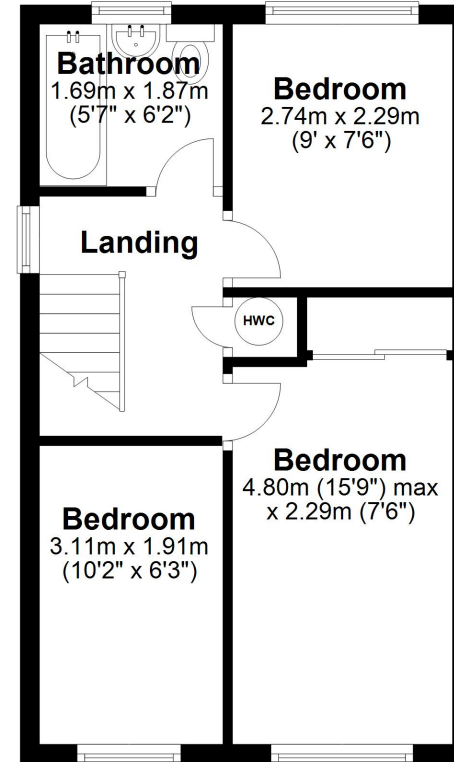
## Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



## First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 79.1 sq. metres (850.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

