



Kirklake Bank,  
Formby, L37 2YJ

**Offers Over £600,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

A TRANQUIL and ESTABLISHED location. The variety of trees softens the landscape and attracts an array of wildlife, which certainly makes this CUL-DE-SAC coveted.

Furthermore, the property is just moments away from the PINEWOODS and BEACH, which is undoubtedly appealing.

This house has been a much-loved home for nearly 40 years, during which time the vendors have maintained their property.

The accommodation has proven to be adaptive to the family's needs over the years and briefly comprises:- Entrance hall with the essential downstairs WC. The LOUNGE enjoys a dual aspect, and the DINING ROOM is adjacent. The CONSERVATORY is very pleasant and overlooks the rear garden. The KITCHEN and UTILITY ROOM lead through to the DOUBLE GARAGE.

Upstairs, there are FOUR BEDROOMS and a FAMILY BATHROOM. The main bedroom enjoys an EN-SUITE. There is also a useful HOME OFFICE.

Take a look at the FLOORPLAN, and you will note there is plenty of potential to make changes and alterations to suit.

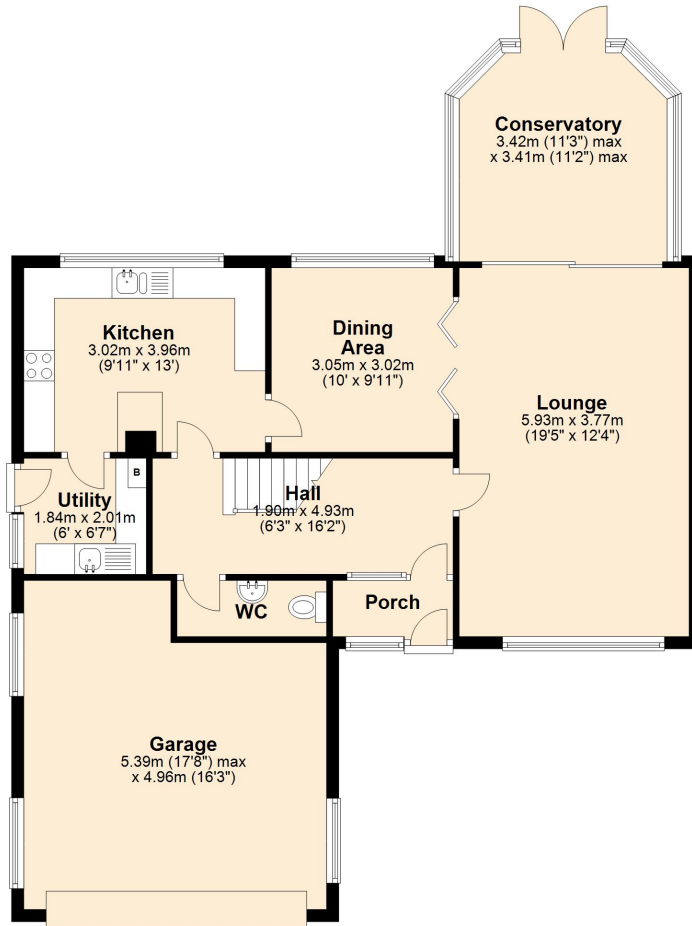
Outside, there is OFF-ROAD parking for several vehicles. The rear garden is enclosed. It is ideal for energetic children and pets or maybe a keen gardener. Hopefully, there is something for everyone!

NO ONWARD CHAIN. Call to view 01704 516 626

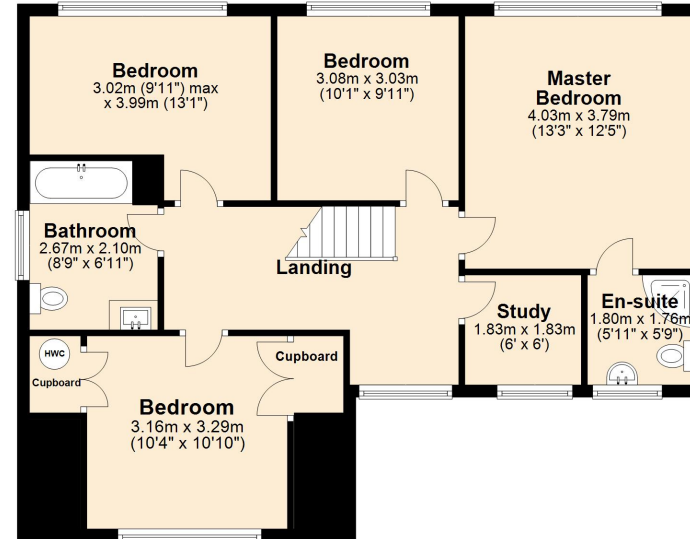




**Ground Floor**  
Approx. 99.8 sq. metres (1074.7 sq. feet)



**First Floor**  
Approx. 77.8 sq. metres (836.9 sq. feet)



Total area: approx. 177.6 sq. metres (1911.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	77
(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			

