



Whalley Drive, Formby,  
L37 8EB

**OFFERS OVER**  
**£270,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Tucked away within a QUIET CUL-DE-SAC, this attractive SEMI-DETACHED HOME is ideally positioned within easy reach of FORMBY VILLAGE, offering a blend of convenience, kerb appeal and turnkey accommodation. The property has been thoughtfully renovated and is presented in excellent order throughout, making it an ideal purchase for buyers seeking a home they can move straight into.

The ground floor layout has been reconfigured to improve flow and day-to-day living. A welcoming entrance hall leads into a SEPARATE LOUNGE, a comfortable and inviting space centred around a MEDIA WALL WITH FEATURE FIRE, ideal for relaxed evenings. To the rear, the house opens into a bright and contemporary OPEN-PLAN KITCHEN/DINER, forming the social heart of the home.

The kitchen was refitted approximately four years ago and features a stylish WREN FITTED KITCHEN with INTEGRATED APPLIANCES and a BOILING WATER TAP. BI-FOLDING DOORS open directly onto the rear garden, which enjoys a SOUTHERLY ASPECT, allowing plenty of natural light into the space and creating an easy connection between indoors and out.

To the first floor, there are THREE WELL-PROPORTIONED BEDROOMS, served by a MODERN AND STYLISH BATHROOM. The layout is practical and balanced, suitable for couples, families or those working from home. Externally, the property benefits from a BLOCK PAVED DRIVEWAY providing parking for two vehicles, along with a REAR STORAGE GARAGE fitted with power and lighting.

An excellent opportunity to secure a well-finished home in a popular residential setting. VIEWING IS STRONGLY RECOMMENDED.





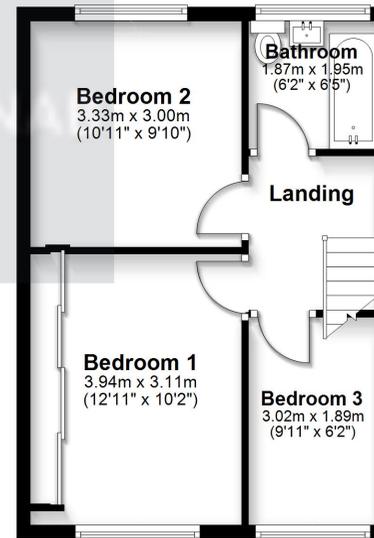
### Ground Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	80
(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	

