



Church Green, Formby,
L37 2LN

£2,975 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

MODERN DETACHED HOUSE IN A PICTURESQUE LOCATION

Set in a delightful location around a green with a duck pond, this modern detached house offers direct access to St. Luke's Church and the Pinewoods via a scenic path.

The property is SPACIOUS and CONTEMPORARY, featuring UNFURNISHED ACCOMMODATION. The bright and inviting ENTRANCE HALL sets the tone for the rest of the home. The SHOW-STOPPING OPEN PLAN KITCHEN/DINING LIVING SPACE is perfect for entertaining, with two sets of BI-FOLDING DOORS opening to the rear garden, seamlessly blending indoor and outdoor living. Additionally, the practical UTILITY ROOM and DOWNSTAIRS WC add convenience to the ground floor.

Upstairs, there are FOUR DOUBLE BEDROOMS, providing ample space for the entire family or guests. The modern FAMILY BATHROOM is well-appointed, and the main bedroom offers a private retreat with an EN-SUITE for added luxury.

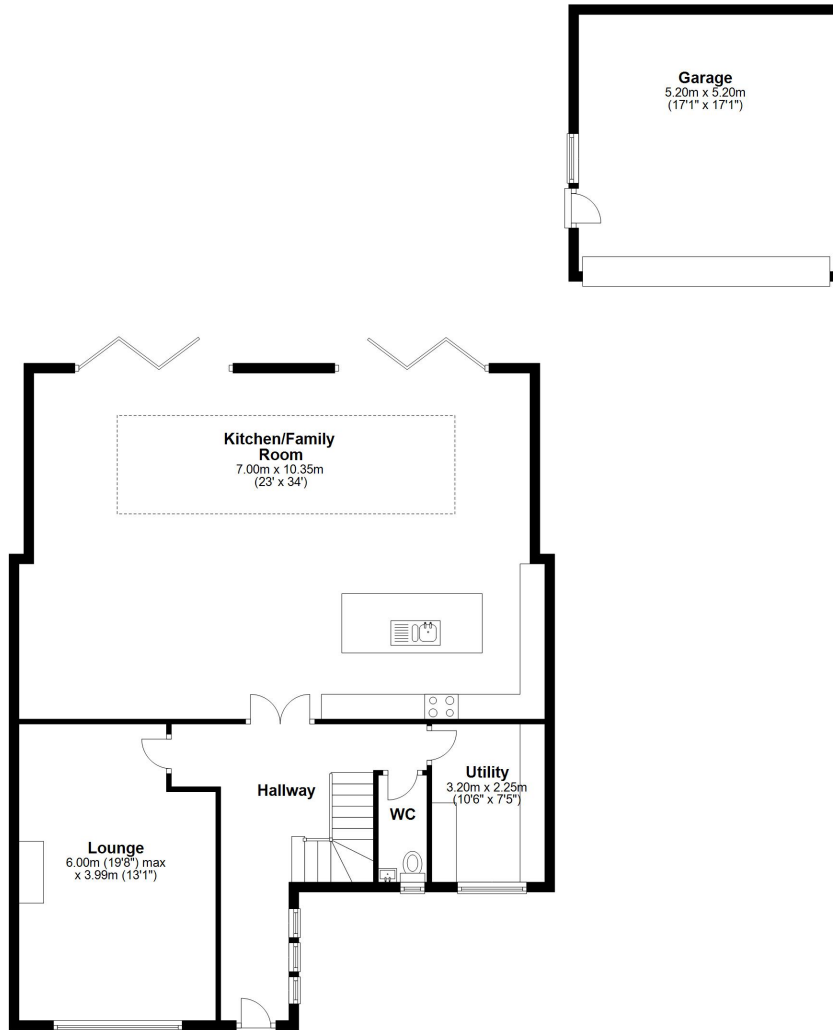
The property also boasts ELECTRIC GATES leading to ample OFF-ROAD PARKING and a DOUBLE GARAGE, ensuring secure and convenient parking solutions. The ENCLOSED GARDENS are ideal for children and pets, offering a safe and private outdoor space.

All tenants will be subject to referencing, and a deposit and advance rent are required. Don't miss the opportunity to live in this exceptional home in a truly pleasant setting.

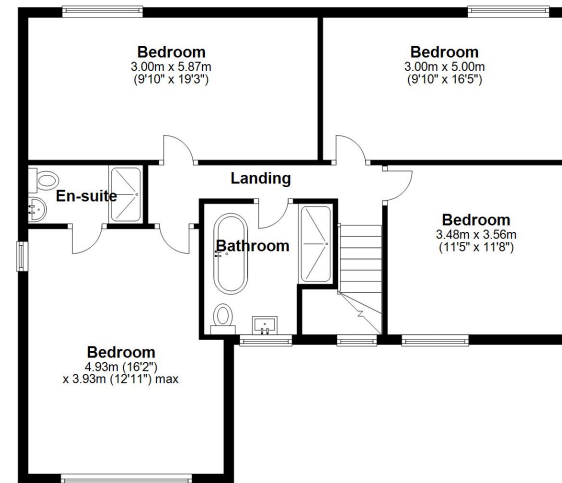




Ground Floor
Approx. 149.1 sq. metres (1604.8 sq. feet)



First Floor
Approx. 82.4 sq. metres (887.2 sq. feet)



Total area: approx. 231.5 sq. metres (2492.0 sq. feet)

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	73	81		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

