



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.

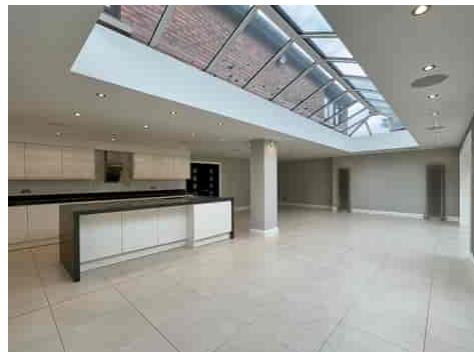
The property is **SPACIOUS** and **CONTEMPORARY**, featuring **UNFURNISHED ACCOMMDATION**. The bright and inviting **ENTRANCE HALL** sets the tone for the rest of the home. The **SHOW-STOPPING OPEN PLAN KITCHEN/DINING LIVING SPACE** is perfect for entertaining, with two sets of **BI-FOLDING DOORS** opening 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.

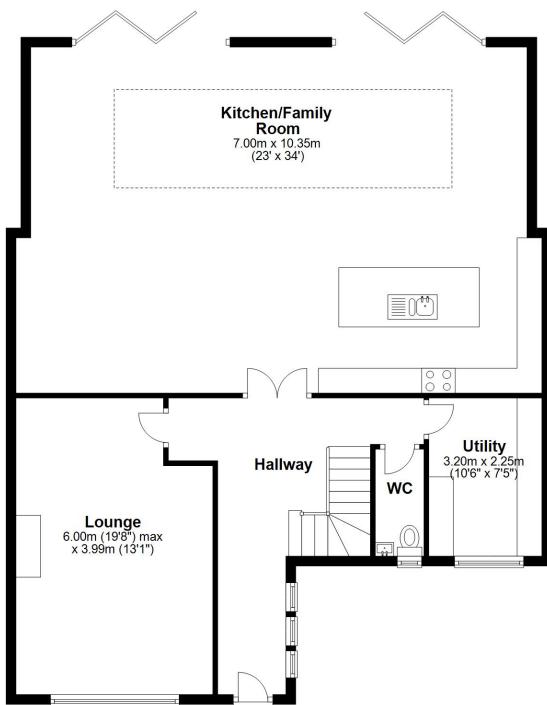
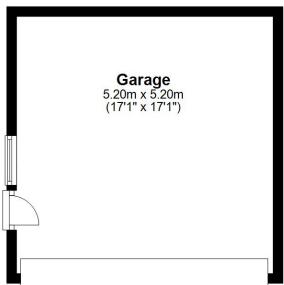
All tenants will be subject to referencing, and a deposit and advance rent are required. Don't miss the opportunity to live in this exceptional home in a truly pleasant setting.





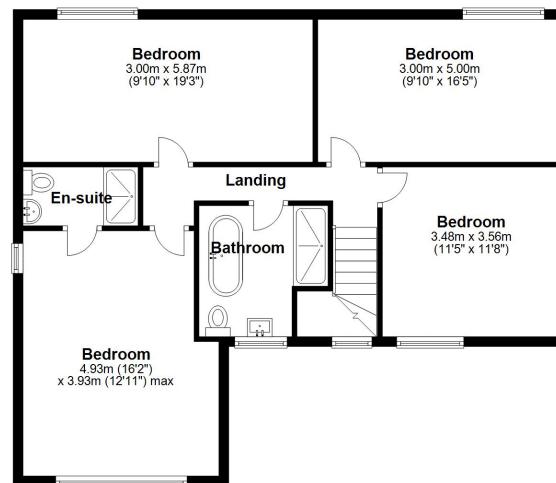
Ground Floor

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)

