



Andrews Lane,  
Formby, L37 2EP

**Offers Over £400,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This stunning FOUR-BEDROOM DETACHED family home, built in 2019 by Redrow as part of the prestigious Sanderling Park development, offers CONTEMPORARY LIVING in an ENVIABLE LOCATION in Formby. Situated within 0.5 miles of 'Good' Primary and Secondary schools, Formby Train Station, and just 1 mile from the renowned Formby beach and village centre, this property presents an IDEAL BLEND of CONVENIENCE and LUXURY.

Crafted as part of Redrow's esteemed 'Heritage Range', this home exudes exceptional KERB APPEAL and features interiors designed to maximize space and light. With higher than average ceiling heights, the living spaces feel open and inviting, perfectly complementing the modern lifestyle. The thoughtfully designed floor plan includes a generously proportioned LIVING ROOM and a SPECTACULAR OPEN PLAN KITCHEN/DINER that seamlessly extends onto the raised patio via BI-FOLDING doors, creating a remarkable entertaining area that effortlessly merges indoor and outdoor living.

Upstairs, four well-appointed bedrooms await, each offering ample space and FITTED WARDROBES for convenience. The MAIN BEDROOM boasts an EN-SUITE shower room for added luxury, while a spacious FAMILY BATHROOM serves the remaining bedrooms.

Modern amenities abound, with Fibre broadband direct to the property (FTTP) ensuring connectivity, a spacious downstairs WC enhancing convenience, and tiled flooring throughout the kitchen, hallway, and bathrooms adding a touch of elegance.

Outside, the property benefits from a slightly longer than usual driveway, providing parking space for three cars in addition to the SINGLE DETACHED GARAGE.

With the added advantage of being offered with NO ONWARD CHAIN, this property presents a great opportunity for buyers seeking a modern, well-appointed family home in a sought-after location.

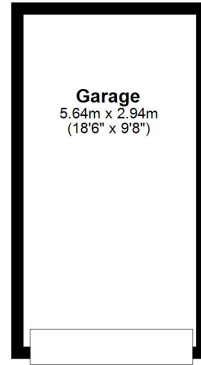
Contact us today to arrange a viewing and experience the epitome of contemporary living firsthand.





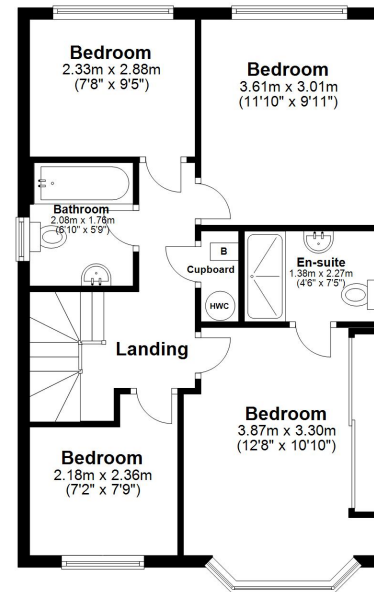
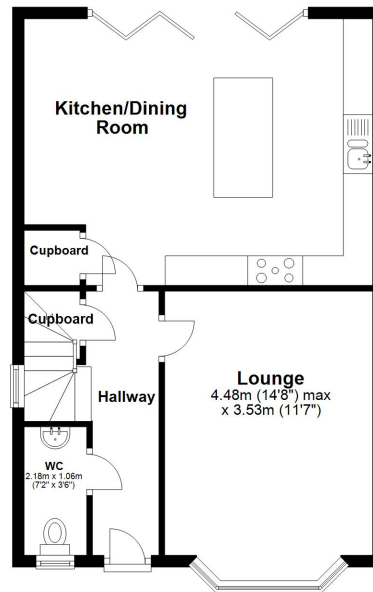
### Ground Floor

Approx. 71.4 sq. metres (768.5 sq. feet)



### First Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



Total area: approx. 125.3 sq. metres (1349.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

