

Brows Lane, Formby,
L37 3HZ

£700,000

SM

STEPHANIE MACNAB
ESTATE AGENT

An exceptional opportunity awaits you in the HEART of FORMBY, where this SPACIOUS and well-maintained FOUR-BEDROOM DETACHED family home is now available. What's more, this much-loved property is being offered for sale with NO ONWARD CHAIN, making it an enticing prospect for those seeking their forever home.

As you step into this inviting home, you'll be welcomed by a large ENTRANCE HALL, setting the stage for the flexible and spacious accommodation that awaits you. The GROUND FLOOR boasts THREE RECEPTION ROOMS, a well-appointed BREAKFAST KITCHEN, and an inviting adjoining CONSERVATORY. Additionally, you'll find a UTILITY ROOM, a separate BOOT ROOM, and a convenient cloakroom with a WC. What sets this home apart is its integrated Sonos music system, granting you the ability to enjoy your favourite tunes throughout these beautifully designed living spaces.

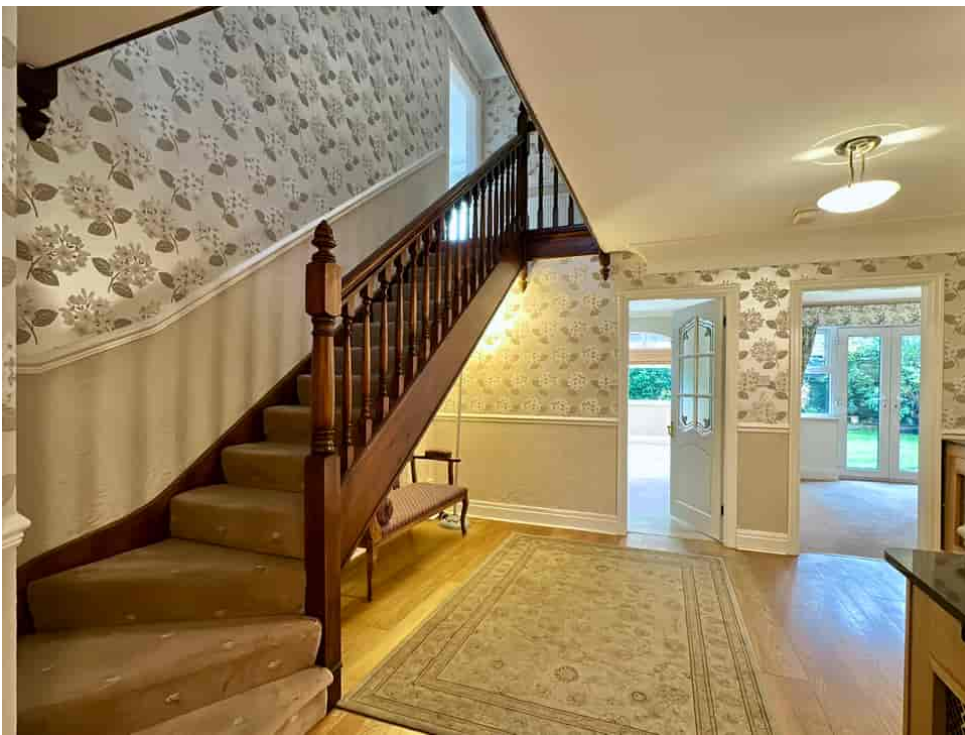
Moving UPSTAIRS, an attractive GALLERIED LANDING leads you to four generously sized double BEDROOMS, ensuring that everyone in the family has their own space and a family BATHROOM. TWO of these BEDROOMS offer the luxury of EN-SUITE facilities, and the main bedroom features a DRESSING AREA, adding to the overall convenience and comfort of the property.

A SOUTH-FACING REAR GARDEN, which features a lush grassed lawn, and it's thoughtfully bordered by mature shrubs and trees, providing a tranquil and PRIVATE landscape. A paved patio area, accessible from both the rear sitting room and conservatory, sets the scene for outdoor entertaining and dining. For your peace of mind, the property is equipped with a comprehensive CCTV security system, including five external cameras, internet connectivity, and a dedicated app.

To the front of the property, a block-paved DRIVEWAY offers ample parking space for several vehicles, and an integral DOUBLE GARAGE provides practical storage solutions.

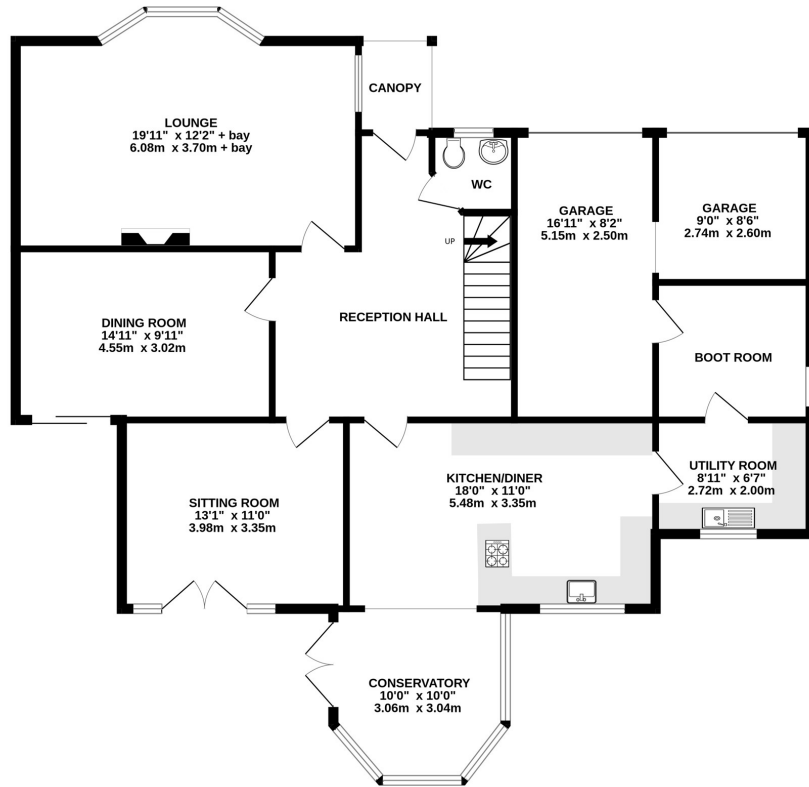
Don't delay, call today, and arrange a viewing for this wonderful property – 01704 516 626. Follow us on Facebook and Instagram.



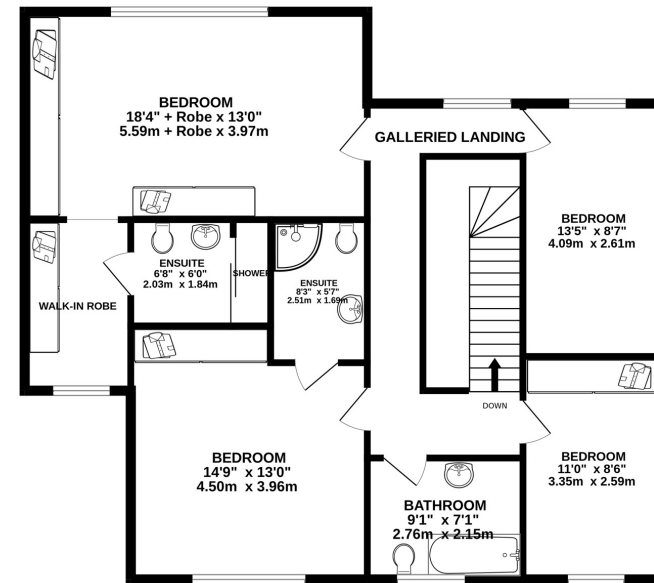




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			82

