



32 Monks Drive,  
Formby, L37 6DL

**Offers Over £220,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This delightful three-bedroom dormer semi-detached home offers a fantastic opportunity for first-time buyers or those seeking to downsize. Having been cherished by the same family for nearly 50 years, the property has recently undergone a thoughtful refurbishment, making it ready for its next owners to move straight in and enjoy.

The property exudes a bright and airy feel throughout, with spacious living areas that are perfect for both everyday living and entertaining. On the ground floor, you'll find an inviting entrance hallway leading into a generously sized through lounge and dining room, which is flooded with natural light. The newly installed, modern kitchen is ideal for those who love to cook. The ground floor also features a well-appointed family bathroom and a lovely conservatory that opens onto the stunning garden.

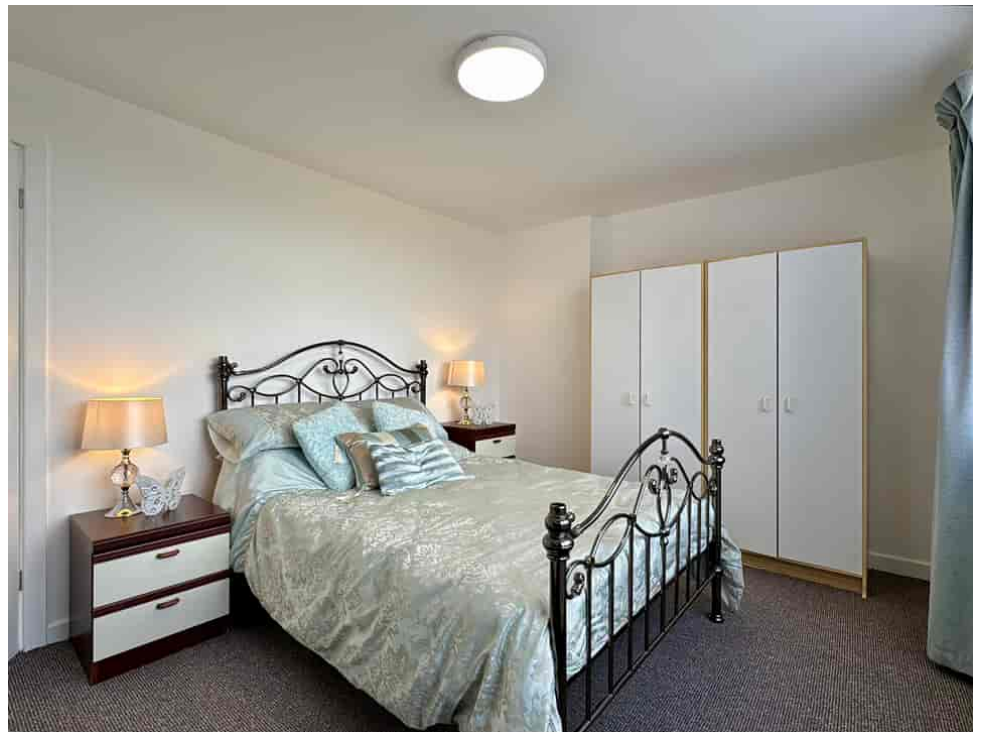
Upstairs, there are three comfortable bedrooms, offering flexibility for a growing family, home office, or guest rooms. Each bedroom is well-proportioned and enjoys ample natural light.

The outside space is a true highlight of this property. The south-facing rear garden is larger than average, featuring mature planting and a paved patio area that's perfect for outdoor dining or relaxing on sunny days. Whether you're an avid gardener or simply enjoy outdoor living, this garden provides the space and privacy you need. Additionally, the property offers off-street parking to the front and side, along with a detached garage for extra storage or parking.

Located in a popular area and available chain-free, this freehold property represents an excellent opportunity in a well-connected, established neighbourhood. Don't miss the chance to secure this wonderful home—call today to arrange your viewing and make it yours!

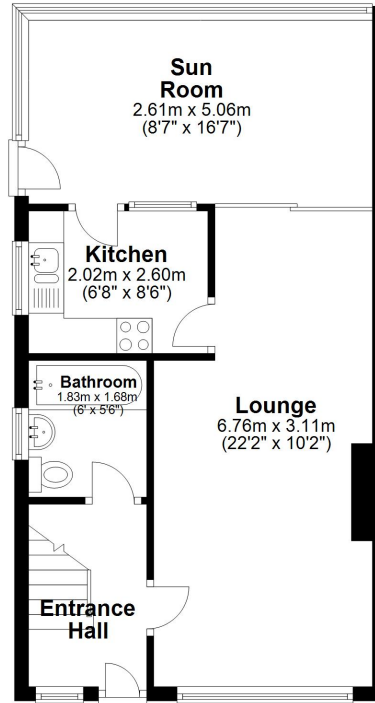
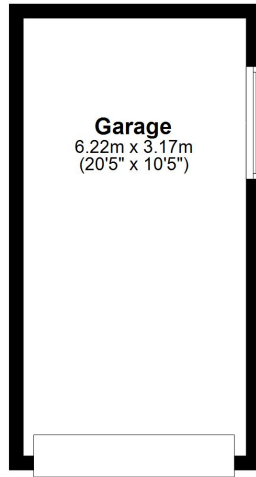
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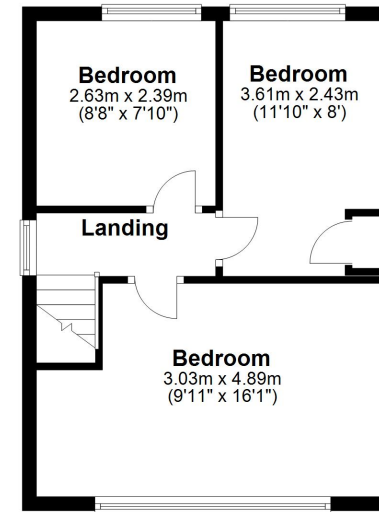
### Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 99.7 sq. metres (1072.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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	

