



1 Seafield

, Formby, L37 4EL

Offers in excess of £280,000



A fantastic extended four-bedroom semi-detached home, superbly positioned within the highly regarded Seafield area of Formby. Offering generous and versatile accommodation across two floors, this wonderful property is ideally suited to first-time buyers, growing families, upsizers and downsizers alike.

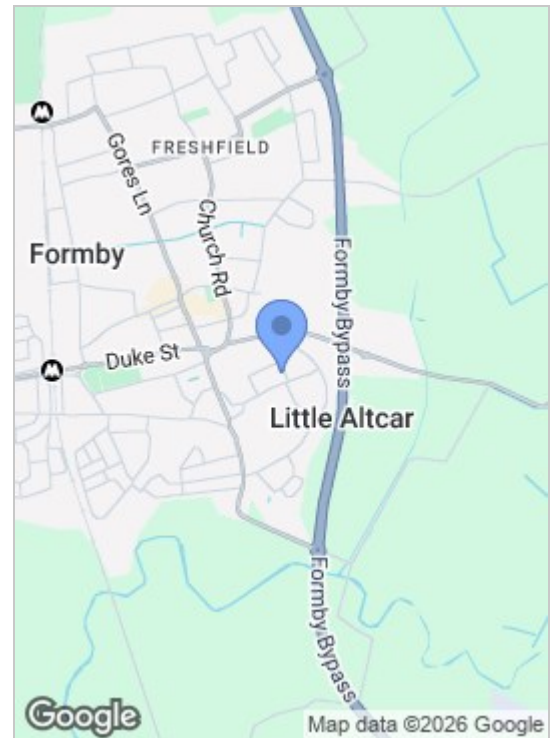
Conveniently located close to a range of local amenities, supermarkets and highly regarded schools, the property also provides excellent access to Formby village.

The property is approached via a driveway providing ample off-road parking, together with attractive front gardens. The welcoming entrance hallway leads into a generous lounge, which flows through into an extended sitting and dining area, creating a fantastic open and versatile living space for both everyday family life and entertaining.

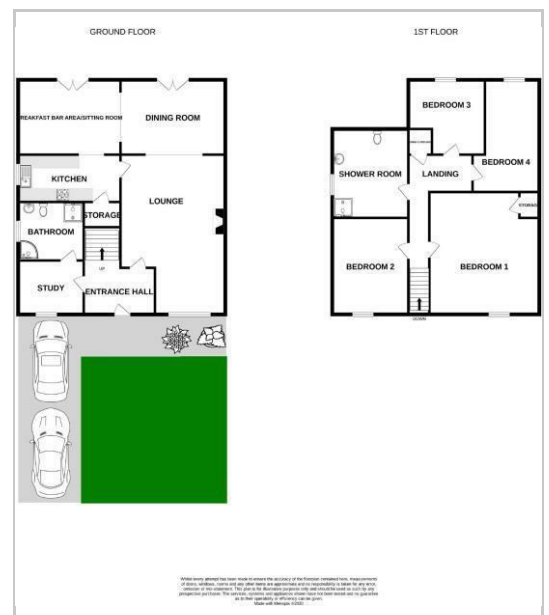
The kitchen is well positioned, with a useful study providing additional flexibility. Completing the ground floor is a modern family bathroom.



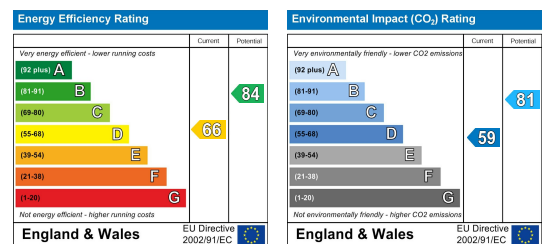
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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