



4 St. Annes Close

Formby, Liverpool, L37 7AX

Offers in excess of £425,000



***OPEN DAY FRIDAY 29TH MAY CALL TO BOOK YOUR INDIVIDUAL APPOINTMENT ***

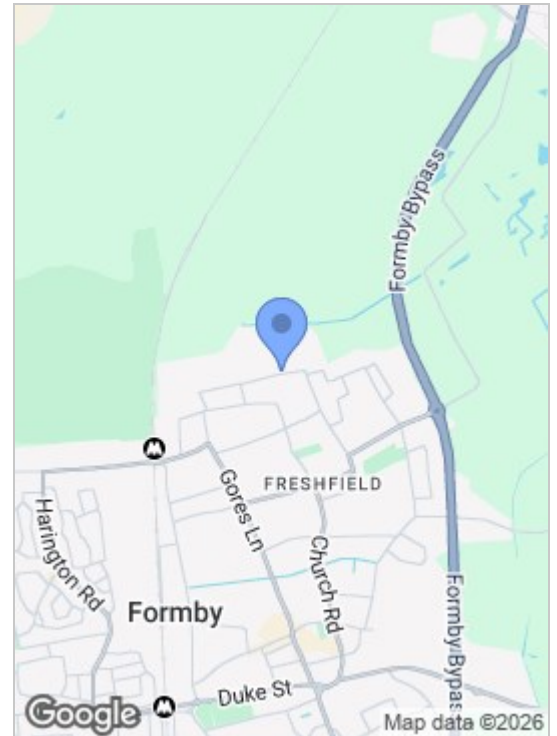
Nestled within the sought-after Freshfield area of Formby, in a quiet cul-de-sac, this extended four-bedroom semi-detached home occupies a generous corner plot with beautifully established wrap-around gardens. Lovingly maintained over the years, the property offers spacious and versatile accommodation, ready for a new owner to modernise and make their own.

Approaching the property, the attractive double-fronted façade gives an excellent first impression, with a drive providing off-road parking along with two large, detached garages offering additional practicality.

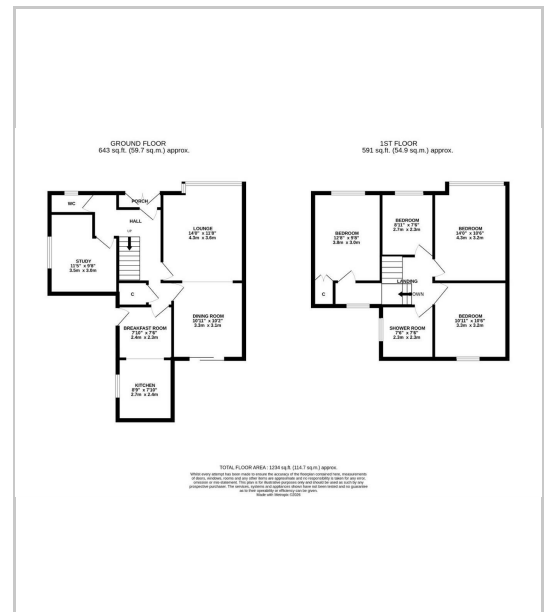
Internally, the accommodation is light, bright, and well-proportioned throughout. The practical porch opens into the entrance hallway which leads on to: a spacious lounge, dining room with patio doors onto the gardens; the kitchen breakfast room enjoying lovely views over the rear gardens; a versatile study/snug ideal for home working or additional family space; and a convenient ground floor W.C.



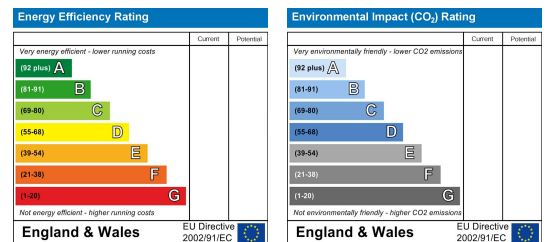
Area Map



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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