



nswproperties

WOODLANDS ROAD, FORMBY

ASKING PRICE: £399,950

Woodlands Road, Formby

NSW Properties are pleased to bring to the market for sale with NO CHAIN this beautifully presented, four bedroom detached family home with the potential to extend sitting within a substantial corner plot in the popular residential area of Formby convenient for local schools, shops, Formby railway station, bus routes, Formby village with all its amenities and the Pinewoods Nature Reserve and beach nearby.

Upon entry the viewer will be greeting with a welcoming entrance hallway with stairs to the first floor as well as a convenient downstairs w.c and under stair storage. Off the hallway to the right is a spacious living room which spans from the front to the rear of the property and opens through sliding patio doors to a conservatory at the rear. Off the left of the hallway is an excellent entertaining family kitchen with breakfast and sitting area complete with a range of fitted wall and base units in white, high gloss with wood effect worktops and stainless steel sink as well as an integrated dishwasher, fridge and freezer.

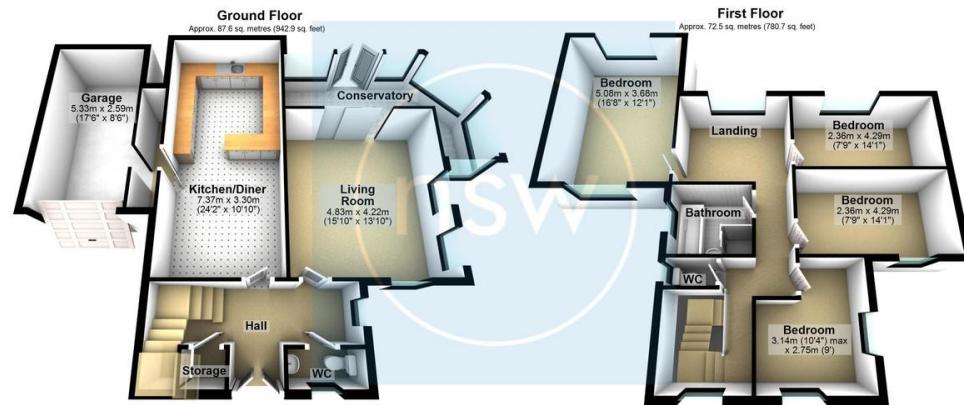
There is access to a utility area and garage which could easily be adapted to an office.

Ascending the stairs to the first floor there is a spacious landing area which give access to four, good sized double bedrooms with one boasting fitted wardrobes. The main family bathroom is complete with a bath, shower cubicle and sink whilst the w.c is separate.

Externally there is a driveway providing off road parking to the front and access to the integral garage with power and lighting. A private and enclosed rear and side garden is lawned and has newly fitted fenced boarder.

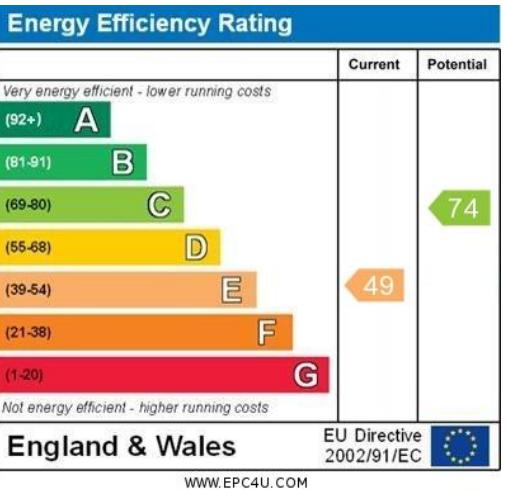
Other benefits include gas central heating throughout as well as double glazing.





Total area: approx. 160.1 sq. metres (1723.6 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanUp



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