



23 Crown Close, Formby, L37 4ET

Offers In Excess Of £300,000

Introducing this turnkey three-bedroom semi-detached home, ideally situated in the highly sought-after Crown Close, Formby. This move-in-ready property perfectly combines modern living with comfort, making it an excellent choice for both families and professionals.

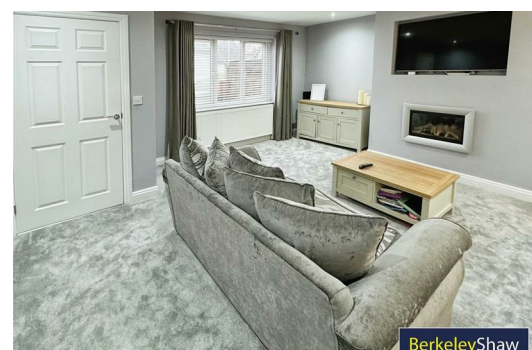
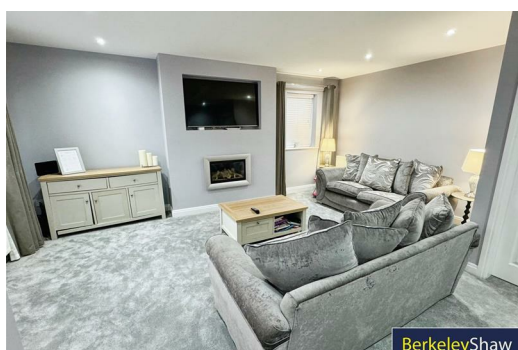
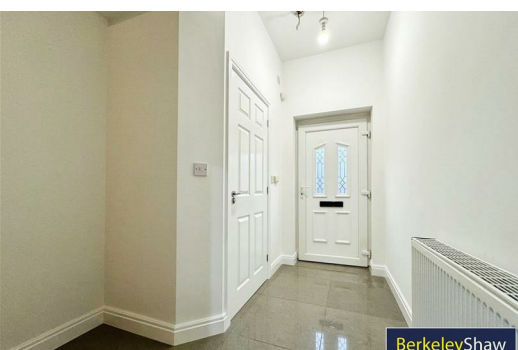
The property is ideally positioned for easy access to Formby Village, offering a fantastic range of shops, bars, restaurants & cafes. The area also offers schooling covering all age ranges, making this an ideal buy for families. Formby also offers a strong transport infrastructure via both road & rail making this a perfect buy for commuters.

The ground floor greets you with a welcoming entrance hall and convenient WC. From there, you'll enter a spacious, light-filled living room with feature fireplace, perfect for relaxing or entertaining guests. The stylish open-plan kitchen/dining area is finished with a range of integrated appliances and offers ample space for family meals and provides direct access to the private rear garden—an ideal spot for outdoor living. The garden boasts a patio area, perfect for BBQ's and lawn area.

Upstairs, you'll find three well-proportioned bedrooms, with the master boasting fitted wardrobes. The contemporary family bathroom completes the first-floor layout.

Additional benefits include driveway parking, double glazing, and gas central heating.

With its impeccable presentation and ready-to-move-in condition, this property is one not to be missed. Contact us today to arrange a viewing and discover everything this lovely home has to offer!



Entrance hall

Tiled floor, radiator & stairs to first floor.

WC

WC, corner basin, tiled floor, radiator & double glazed window.

Living room

Double glazed windows, radiator & feature electric fireplace.

Kitchen diner

Range of wall & base units, breakfast bar, stainless steel sink, electric hob, electric oven, integrated fridge freezer, integrated washing machine, extractor hood, tiled floor, UPVC French doors & double glazed window.

Landing

Loft access.

Bedroom 1

Double glazed window, fitted wardrobe, radiator & 2 x storage cupboards.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

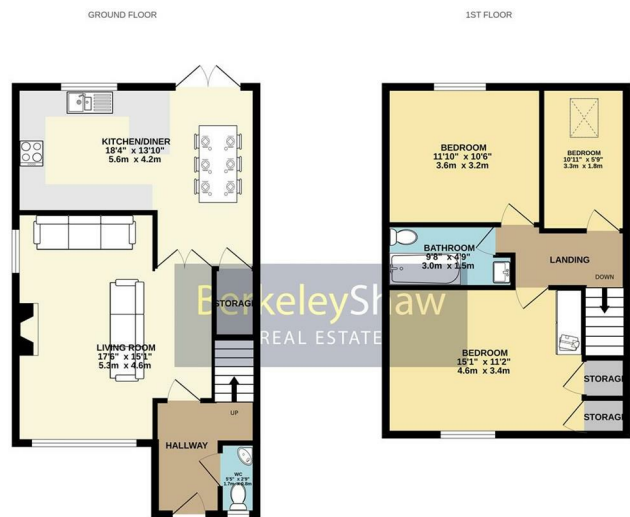
Velux window & radiator.

Bathroom

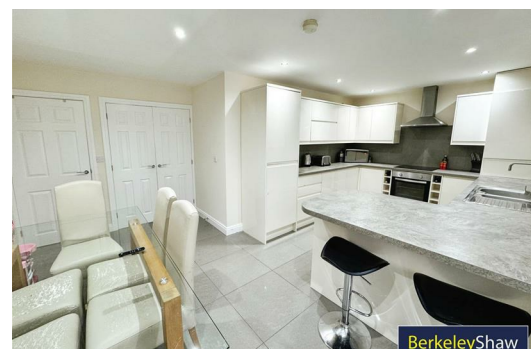
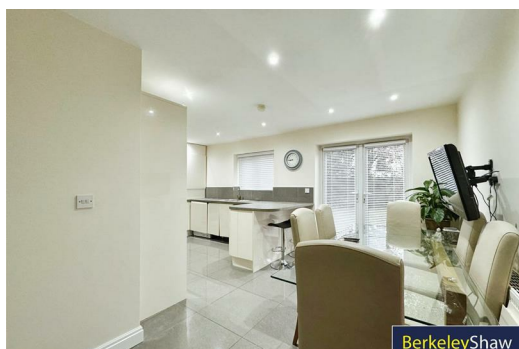
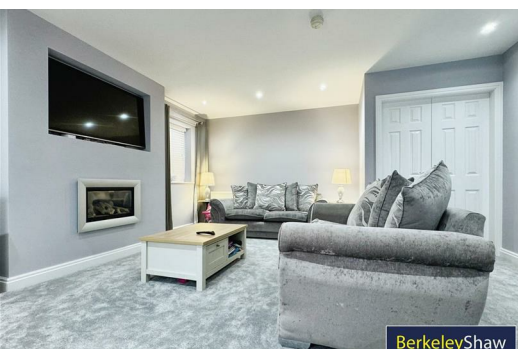
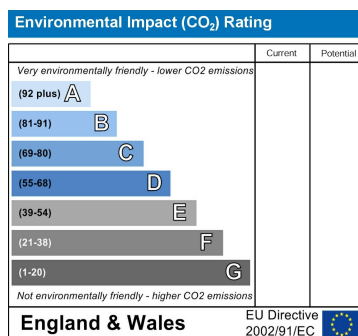
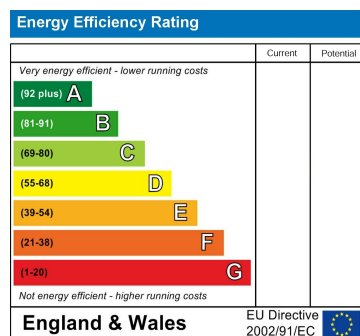
Tiled floor, tiled walls, double glazed window, WC, basin, bath with shower, glass shower screen & towel radiator.

Externally

Block paved front garden with gated side access to the rear garden. Rear garden with patio area & lawn.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans valid between 1/2021



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