



## 41 Heathfield Close, Liverpool, L37 7HP

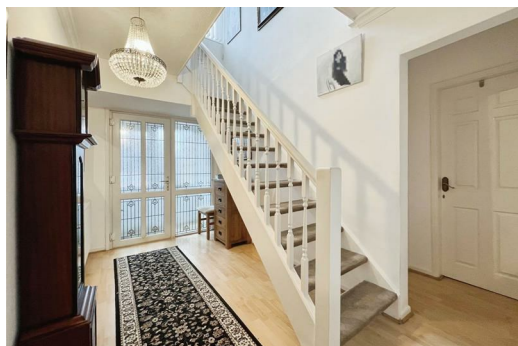
£395,000

Welcome to this FREEHOLD detached house located in the sought-after area of Heathfield Close, Formby. This property boasts two spacious reception rooms plus conservatory so its perfect for entertaining guests or simply relaxing with the family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Situated in an excellent school catchment area, walking distance to Trinity St Peters & Freshfield Primary schools and Formby High School; this home is ideal for families looking to provide their children with a top-notch education. The property's family-friendly layout and potential for personalization/extension make it a perfect choice for those looking to create their dream home.

Step outside into the sunny garden, a delightful space for outdoor activities, gardening, or simply basking in the sun. The property also features a garage and parking, providing convenience and security for your vehicles.

Formby is a coastal nature haven for wildlife with its Award Winning sandy beach and National Trust Pinewoods & red squirrel reserve. There are multiple golf courses and a vibrant village filled with shops, cafes, bars and restaurants. With excellent schools and direct train links to Liverpool City Centre Formby is a popular choice for commuters and families.



## Hall

Bright, wide hallway with porch to entrance. access to all downstairs rooms and stairs to first floor.

## Kitchen

12'7" x 8'11" (3.86 x 2.72)

Range of base and high level fitted white units with grey work surface. Window to front aspect and door to side of property storage area and rear garden. Wood effect Laminate flooring. Open through to Dining area.

## Dining Room

14'9" x 8'11" (4.51 x 2.72)

Double patio doors ideal for those summer days and alfresco dining. Wood effect laminate flooring.

## Living Room

16'1" x 10'10" (4.91 x 3.31)

Gas living flame Focal Fireplace, window to side aspect and doors through to conservatory. Fitted Carpets.

## Conservatory

15'0" x 11'7" (4.58 x 3.54)

A large conservatory accessed via lounge looking over sunny gardens and patio. Fitted Carpet.

## Downstairs Wc

8'10" x 3'5" (2.70 x 1.05)

Handy WC next to the utility with washbasin and window to side.

## Utility/Laundry

8'10" x 4'5" (2.70 x 1.35)

Plumbing for washing machine and dryer, base and high levels units. Boiler.

## Bedroom 1

12'9" x 10'9" (3.90 x 3.30)

DOUBLE, Fitted Carpet.

## Bedroom 2

12'1" x 10'9" (3.70 x 3.30)

DOUBLE, Fitted carpet

## Bedroom 3

12'9" x 8'10" (3.90 x 2.70)

DOUBLE, Fitted carpet

## Bedroom 4

8'11" 8'5" (2.72 2.57)

SINGLE, Fitted Carpet

## Bathroom

8'11" x 6'10" (2.72 x 2.10)

Full-size bath with over shower, Glass shower screen storage sink and concealed plumbing for toilet. Chrome heated towel rail. Tiled walls. Window to side aspect.

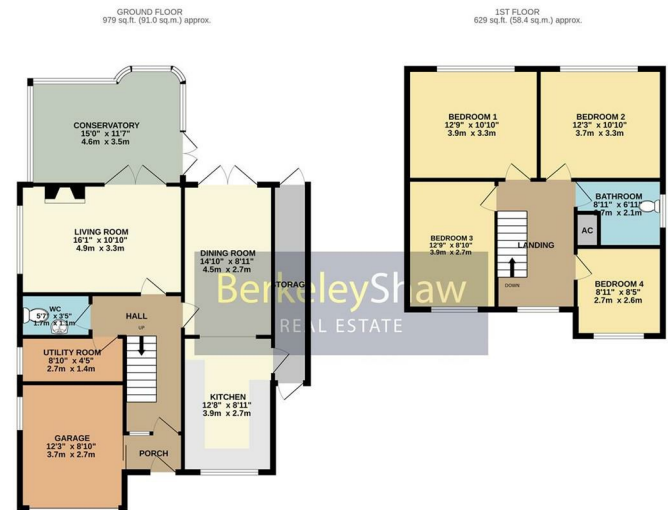
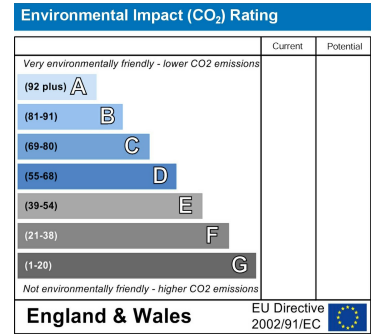
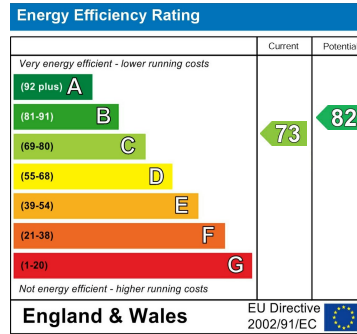
## Garage

12'2" x 8'10" (3.73 x 2.70)

Integral garage providing storage and potential to convert. Up and over garage door to front aspect

## Side Storage

Under cover storage area running down side of the house to rear garden and accessed via kitchen door. Handy for bikes and gardening equipment.



TOTAL FLOOR AREA: 1608 sq ft. (149.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the above information, measurements of areas, volumes, floor and plot areas are approximate and the responsibility of the user for any discrepancy or mis-statement. This plan is for illustrative purposes only and should not be used as such for any purpose other than that intended. The actual system and equipment shown here are their brand and no warranty as to their capability or efficiency can be given.

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