



## 116 Greenloons Drive, Liverpool, L37 2LR

### Offers Over £325,000

**\*\*A Delightfully Extended Detached Family Home – Prime Formby Location – No Chain\*\***

Nestled within a highly sought-after area of Formby, just a short stroll from the stunning Formby Beach, excellent schools and the train station, this beautifully presented and significantly extended detached home offers flexible and spacious family living with no onward chain.

To the front, the property welcomes you with ample driveway parking for multiple vehicles and an extended garage, offering excellent potential as a home office, workshop, or hobby space.

Step inside and you'll find a traditional front living room, perfect for cosy evenings, while to the rear, the home opens up into a generous, modern layout. The spacious open-plan kitchen and dining area flows beautifully into an expansive family room and secondary living space, ideal for entertaining or relaxing, with optional folding oak doors allowing you to adapt the layout to suit your needs. There is a handy downstairs WC and utility space for guests and children.

Upstairs, the home continues to impress with three well-proportioned double bedrooms, including a superb principal suite with built-in storage and its own stylish ensuite shower room. A cleverly extended first floor adds valuable space, ideal for growing families or visiting guests.





- Porch
- Lounge
- Kitchen Diner
- Living Room
- Utility
- Family Room
- Hall
- Bedroom 1
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Ensuite
- Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

