BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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45 Church Road, Liverpool, L37 3NA

£1,500 PCM

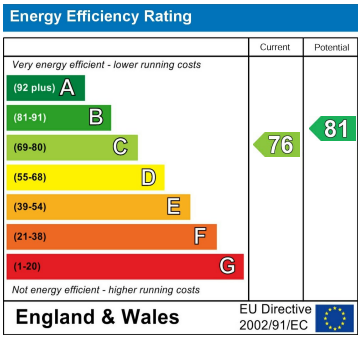
This immaculate four-bedroom semi-detached house is available to let in the sought-after coastal town of Formby, Liverpool. Well-suited to families, the property offers a practical layout with one reception room, one kitchen, and two bathrooms, complemented by front garden, patio garden and parking.

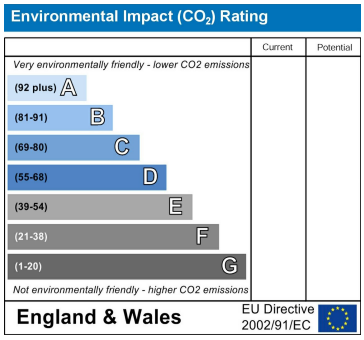
The separate reception room features large windows and a fireplace, creating a bright and comfortable living area. The open-plan kitchen benefits from excellent natural light, built-in pantries and a defined dining space, providing a sociable hub for day-to-day life. Bedroom accommodation comprises three double bedrooms and one single bedroom, offering flexibility for family use, guests, or a home office. The main bathroom includes a free-standing bath, rain shower and built-in storage, delivering both convenience and comfort.

Outside, the front garden gives a pleasant approach to the property, while the patio garden to the rear offers usable outdoor space for seating or play.

Formby is well-regarded for its nearby schools, local amenities and green spaces. Residents can enjoy access to nearby parks as well as the renowned Formby beach and National Trust woodlands, popular for walking and cycling.

Public transport links are strong, with Formby railway station providing regular services to Liverpool Central in around 30 minutes and to Southport in approximately 20 minutes, making commuting straightforward. The local area also offers a range of shops, cafés and services along the high street, all within easy reach of the property. Council Tax Band: D.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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