LET n SELL



23 Willow Grove, Liverpool, L37 3NX

£249,950

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Situated in a popular residential area of Formby, 23 Willow Grove is a well-proportioned two-bedroom home offering spacious accommodation arranged over two floors, extending to approximately 872 sq ft (81 sq m).

The ground floor comprises a welcoming entrance, a generous lounge/dining room measuring approximately 22'10" x 15'0", providing an excellent space for both relaxing and entertaining. To the rear is a fitted kitchen measuring approximately 12'11" x 11'11", offering ample room for everyday cooking and dining.

To the first floor are two well-sized bedrooms, including an impressive master bedroom measuring approximately 15'8" x 12'0", together with a second bedroom measuring 10'1" x 7'7". The accommodation is completed by a family bathroom.







- Attractive two-bedroom home in a sought-after Formby location
- Convenient rail connections to Liverpool and Southport
- Excellent-sized master bedroom
- Ideal for first-time buyers, or those looking to downsize
- Conveniently positioned for Formby's vibrant village centre
- - Enclosed rear garden, offering a pleasant outdoor space to relax and enjoy.

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