



Woodlands Road,  
Formby, L37 2JW

**OFFERS OVER  
£600,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This exceptional DETACHED home offers a seamless blend of contemporary design and luxurious detail, making it the perfect TURN-KEY residence for the modern buyer. Extending to approximately 1,650 sq ft, the property has been COMPLETELY TRANSFORMED to create light-filled, beautifully finished living spaces that flow effortlessly.

The ground floor is a true showpiece, centred around a STUNNING OPEN-PLAN KITCHEN, DINING AND LIVING SPACE with a striking central island, integrated appliances, and sleek cabinetry. A feature skylight and full-height glazing flood the ORANGERY EXTENSION with natural light, creating the ultimate entertaining and family zone. A SEPARATE LOUNGE provides an elegant and peaceful retreat. Practical touches include a UTILITY ROOM and ground-floor WC, all finished with the same attention to detail.

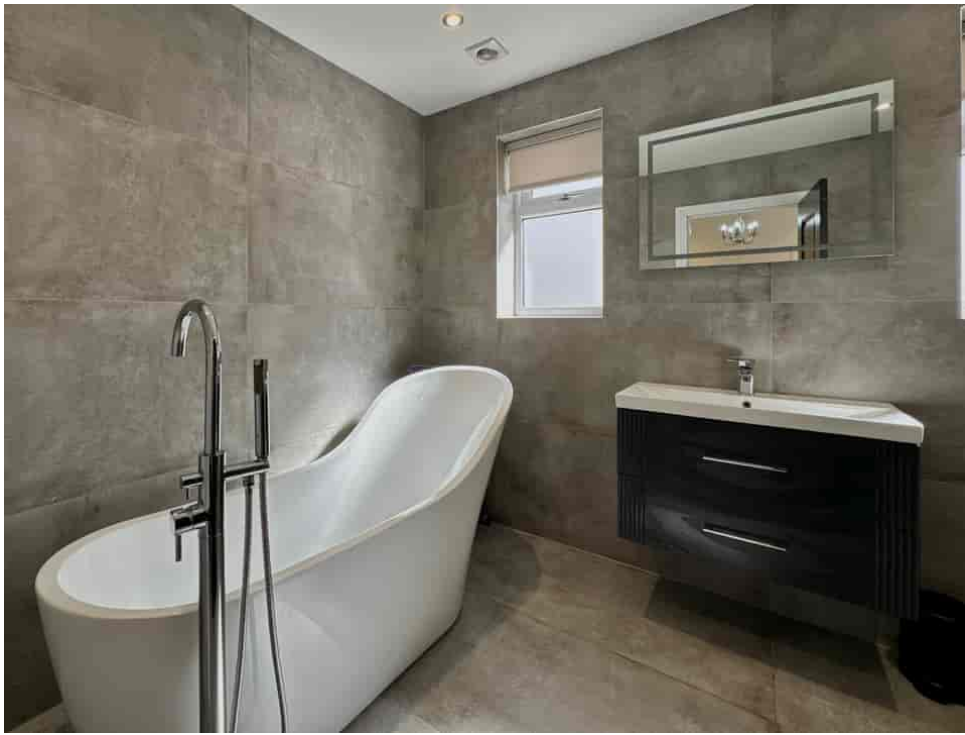
Upstairs, the PRINCIPAL BEDROOM impresses with its bespoke fitted wardrobes and LUXURIOUS EN-SUITE SHOWER ROOM. Bedroom two is equally generous, while the third bedroom makes an ideal guest space or home office. The main BATHROOM exudes boutique hotel luxury, complete with a contemporary free-standing bath, large format tiling, and designer fittings.

Externally, the property offers ample OFF-ROAD PARKING and a REAR GARDEN. Every element of this home has been curated to a high specification, ensuring it is ready for immediate occupation with no compromise.

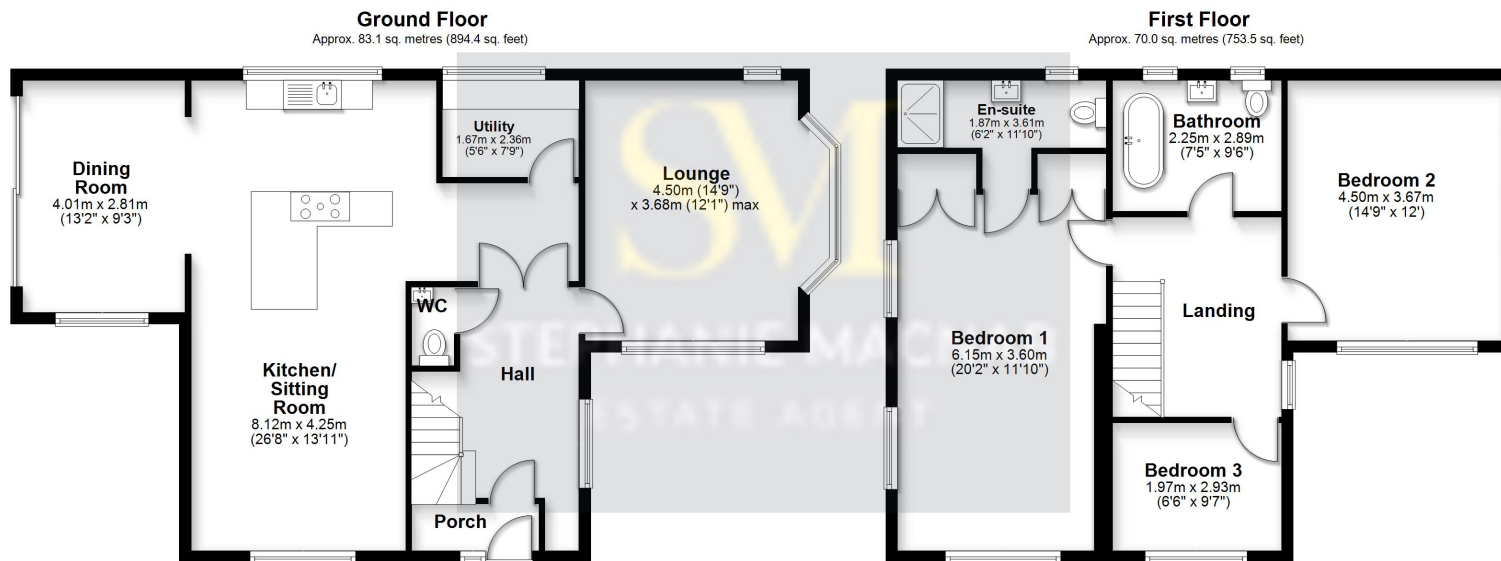












Total area: approx. 153.1 sq. metres (1647.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	58	78		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				

EU Directive  
2002/91/EC