



Liverpool Road,
Formby, L37 6BR

OFFERS OVER
£350,000

SM
STEPHANIE MACNAB
ESTATE AGENT

A BEAUTIFULLY PRESENTED AND IMMACULATELY MAINTAINED family home offering VERSATILE ACCOMMODATION arranged over two floors, finished to a high standard throughout and ready for immediate occupation. From the outset, the property impresses with its STRONG KERB APPEAL, neatly landscaped frontage and OFF-ROAD PARKING FOR TWO TO THREE VEHICLES, setting the tone for what follows inside.

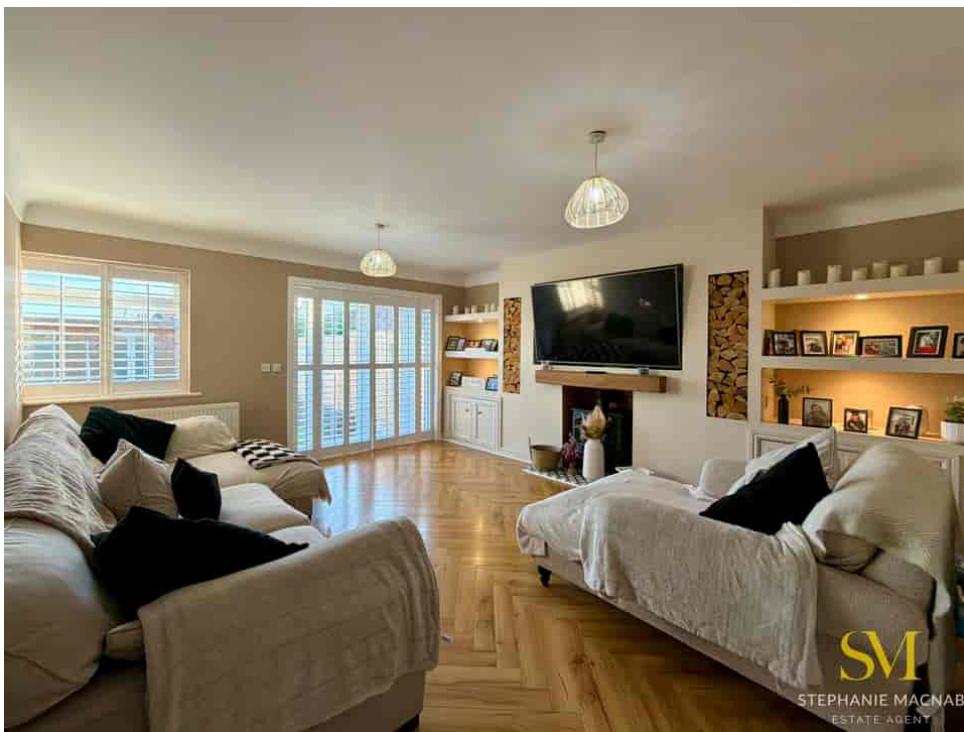
The ground floor is entered via a welcoming porch which opens into a central hallway. To the rear sits a GENEROUS REAR LOUNGE, enjoying French doors opening onto the garden, plantation shutters, and a GAS STOVE-STYLE FIREPLACE forming a warm focal point. Bespoke illuminated shelving and fitted cupboards create a stylish MEDIA-STYLE FEATURE WALL, ideal for modern family living.

The kitchen is contemporary in design, fitted with modern units and integrated appliances, and arranged to maximise both workspace and storage. Also on the ground floor is a well-appointed bathroom and a VERSATILE SITTING ROOM / BEDROOM FIVE, offering excellent flexibility as a playroom, home office or guest bedroom, depending on requirements.

Upstairs, the first floor provides FOUR WELL-PROPORTIONED BEDROOMS, all finished with plantation shutters, together with a separate WC. Externally, the rear garden has been designed with ease of maintenance in mind, laid with artificial lawn and complemented by a superb GAMES ROOM / BAR at the foot of the garden, which would equally suit use as a home office or studio space.

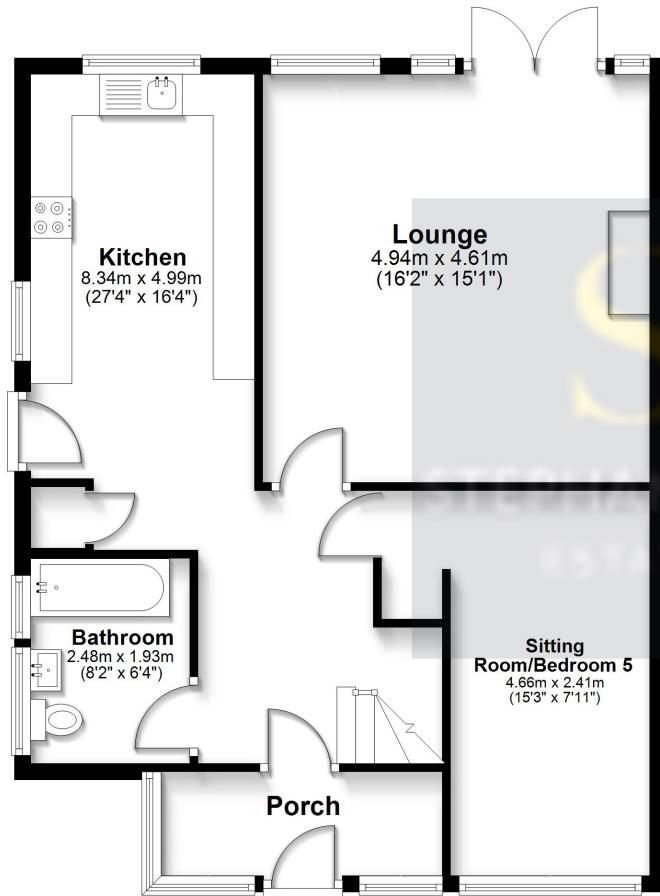
A TRUE TURNKEY HOME, combining style, flexibility and thoughtful design. Early viewing is strongly recommended.





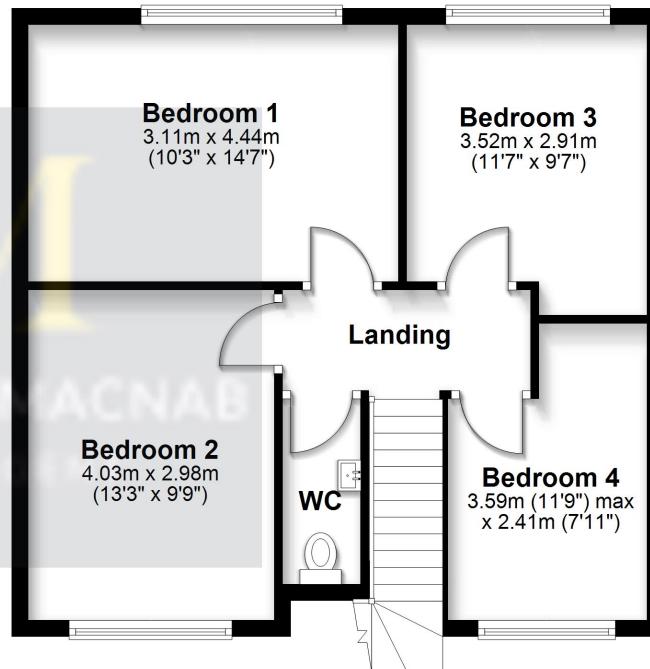
Ground Floor

Approx. 70.2 sq. metres (755.7 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



Total area: approx. 123.2 sq. metres (1325.6 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+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

