



Barton Heys Road,
Formby, L37 2EZ

£900,000

SM

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Set on one of Formby's most desirable residential roads, this substantial FIVE-BEDROOM DETACHED HOME offers exceptional space, a superb SOUTH-FACING REAR GARDEN and a layout that has evolved beautifully over more than 40 years of ownership. Carefully EXTENDED, UPGRADED and IMMACULATEDLY MAINTAINED, it provides generous proportions, multiple reception rooms and genuine flexibility for modern family living — all offered with NO ONWARD CHAIN.

The ENTRANCE HALL is wide, bright and welcoming, giving an immediate sense of space as it leads into the various ground-floor rooms. The LOUNGE sits to the front, finished with quality flooring including Amtico floor tiles and Cormar carpets, with a further STUDY and RECEPTION ROOM providing additional versatility. Beyond this, the formal DINING ROOM connects to a feature BAR AREA, which in turn opens into the impressive CONSERVATORY — a superb all-year room with a lovely outlook over the garden.

The centrally positioned KITCHEN and BREAKFAST AREA offer extensive cabinetry and room for informal dining, complemented by Corian worksurfaces and a range of Miele appliances, reflecting the overall quality of the home. A separate UTILITY ROOM and ground-floor WC add further practicality.

Upstairs, the large LANDING is an unexpected highlight — unusually spacious, open and bright. It is at this point that the striking FULL-HEIGHT WINDOW comes into view, drawing in natural light and offering a wonderful framed outlook across the treetops. It's a peaceful spot to pause, with a lovely view that changes subtly with the seasons.

The MAIN BEDROOM includes a contemporary EN-SUITE and a generous WALK-IN WARDROBE fitted with Sharps bedroom furniture, while Reina radiators feature throughout, adding a modern and stylish touch. BEDROOM FIVE also benefits from its own EN-SUITE, while BEDROOMS TWO and THREE share a JACK & JILL EN-SUITE. Across the bathrooms, high-quality fittings from Vitra, Kohler, Geberit, Geo Grace and Hudson-Reed have been used, creating well-finished and cohesive spaces. BEDROOM FOUR is served by the stylish family BATHROOM.

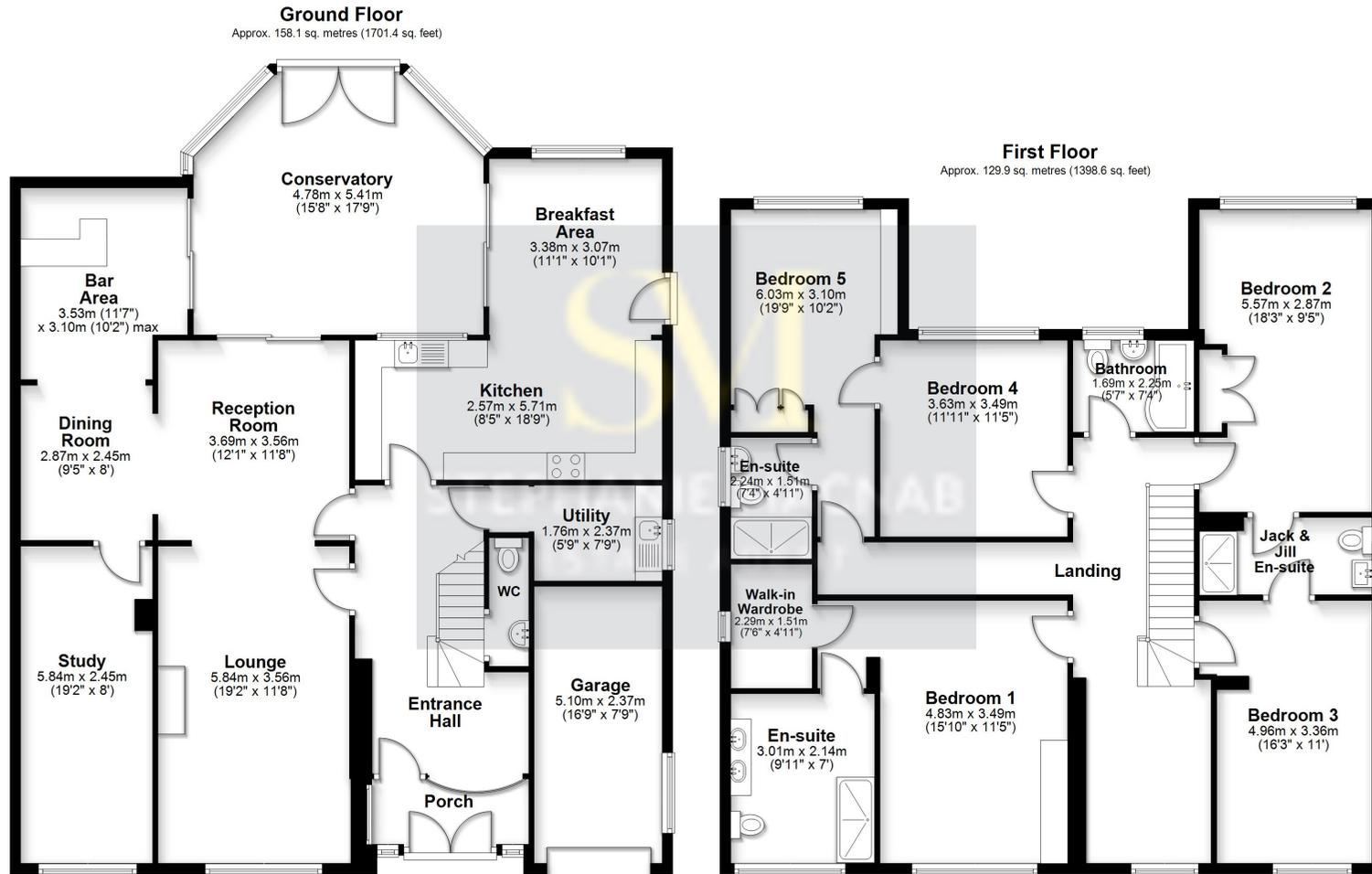
Externally, the SOUTH-FACING rear garden is a true delight: private, mature and very well maintained with a sweeping lawn and established border planting. The front elevation offers strong kerb appeal, along with OFF-ROAD PARKING FOR MULTIPLE VEHICLES and access to the GARAGE.

A rare opportunity to acquire a spacious, immaculate and superbly extended family home on a prime road in Formby — offering quality, flexibility and space in abundance.









Total area: approx. 288.0 sq. metres (3100.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	