



Firs Crescent, Formby,
L37 1PT

OFFERS OVER
£700,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set on one of Formby's MOST DESIRABLE ROADS, this impressive detached home enjoys a 0.23 ACRE PLOT with a PRIVATE WEST-FACING GARDEN. Owned and loved by the same family for over 46 years, the property offers around 2,500 SQ FT of accommodation, blending space, comfort, and scope to extend or ADAPT FOR MULTI-GENERATIONAL LIVING.

A welcoming ENTRANCE HALL with a DOWNSTAIRS SHOWER ROOM sets the tone for the generous layout. To the front, a DUAL-ASPECT LOUNGE is bathed in natural light, while the rear-facing DINING ROOM overlooks the garden. The BREAKFAST KITCHEN offers an ideal hub for family living, complemented by a UTILITY AREA. A side extension provides further flexibility with an ADDITIONAL SITTING ROOM opening onto the garden, plus a separate HOME OFFICE – ideal for those working from home. The former double garage has also been converted to provide a LIVING ROOM, ensuring ample space for large families or guests.

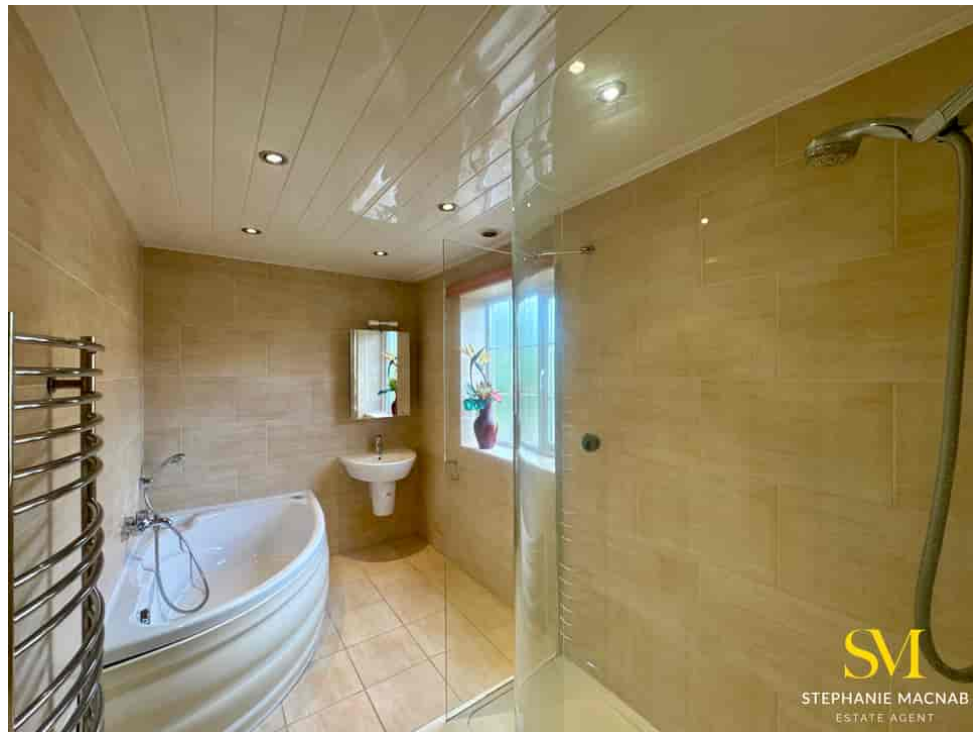
Upstairs, the sense of space continues with a BRIGHT LANDING and loft access. The dual-aspect MAIN BEDROOM comes complete with EN-SUITE, while THREE FURTHER BEDROOMS are served by a FAMILY BATHROOM and a separate WC – always useful in a busy household.

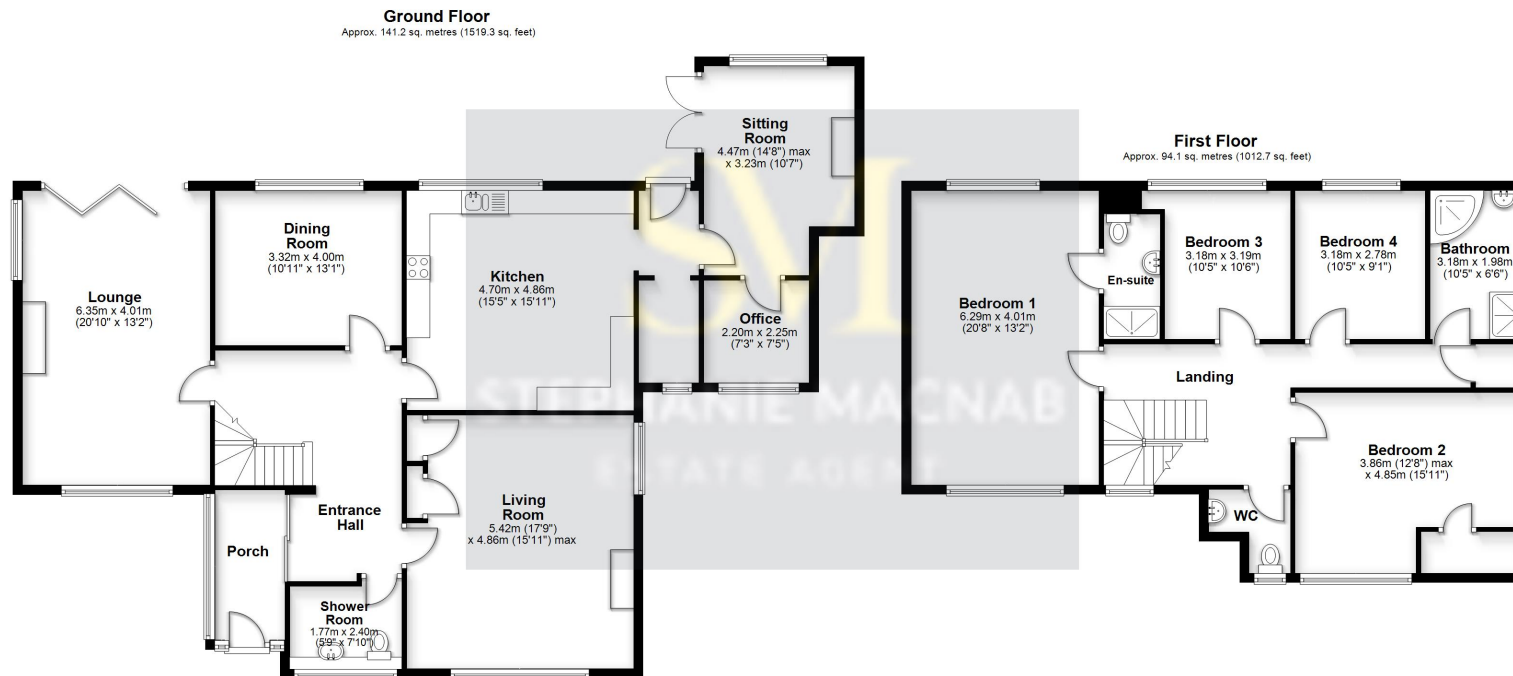
Outside, the block-paved DRIVEWAY allows parking for several cars, while the GARDENS capture the character of a QUINTESSENTIAL FORMBY PLOT, with mature trees, shrubs, and visiting squirrels. The WEST-FACING orientation makes it perfect for enjoying long summer afternoons and sunsets.

This is a RARE OPPORTUNITY on a sought-after road, offered with NO CHAIN.









Total area: approx. 235.2 sq. metres (2532.1 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	73	77
(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		