



Park Way, Formby,
Merseyside, L37 6ED

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This much-loved family home, cherished by its current owners for nearly three decades, stands as a testament to their ongoing investment and maintenance. With its attractive KERB APPEAL, this property features a DOUBLE-STOREY EXTENSION and a smaller extension to the front, enhancing both its functionality and aesthetics.

Boasting a gross internal area of just over 1,500 sq ft, this home is ideally designed for FAMILY LIVING. The thoughtful layout, evident in the FLOORPLAN, caters perfectly to the needs of a busy household.

The bright and inviting ENTRANCE HALL welcomes you, with a convenient downstairs WC just off the hallway. The front-facing LOUNGE offers a cosy retreat to relax and unwind. At the heart of the home is a spacious OPEN-PLAN KITCHEN and DINER, overlooking the garden—an ideal space for family gatherings and entertaining guests. Additional features include a pleasant CONSERVATORY and a practical UTILITY ROOM.

Upstairs, you'll find FOUR WELL-PROPORTIONED BEDROOMS and a family BATHROOM. The MAIN BEDROOM benefits from an EN-SUITE, providing extra convenience for a busy household. The loft, currently used as an office space, offers a quiet and productive environment.

Outside, the property provides OFF-ROAD parking for two cars and a GARAGE STORE. The REAR GARDEN is perfect for energetic children and pets or can be enjoyed and nurtured by a keen gardener—truly something for everyone.

Don't miss the opportunity to make this delightful property your new family home. Call today to arrange your viewing: 01704 516 626.

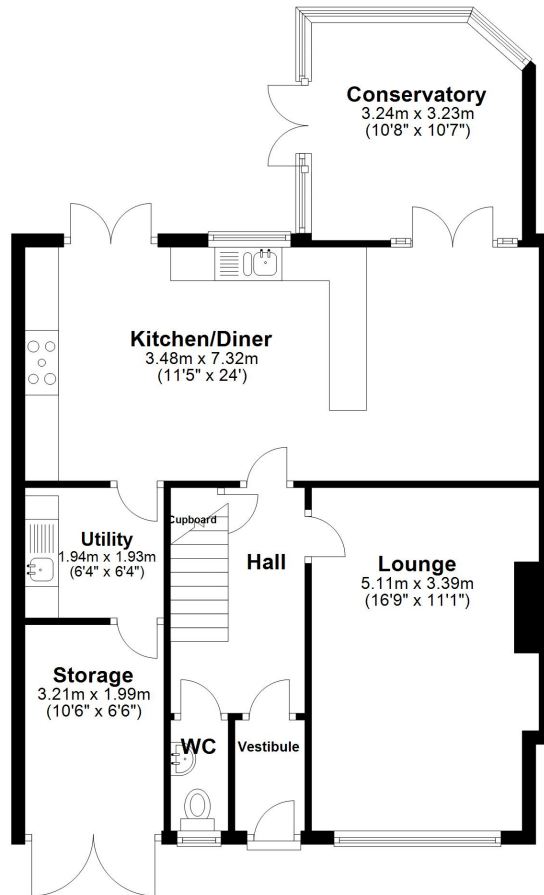






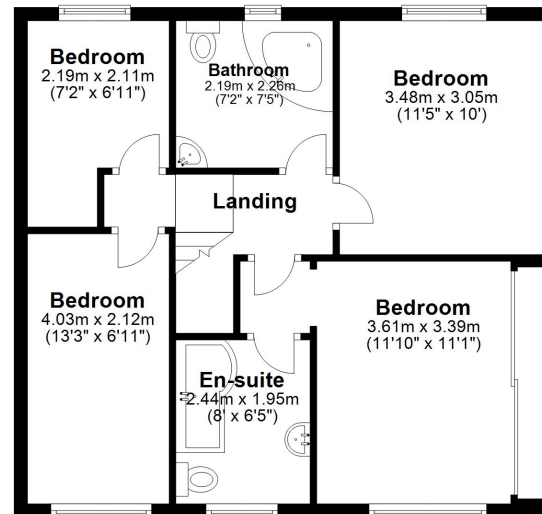
Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



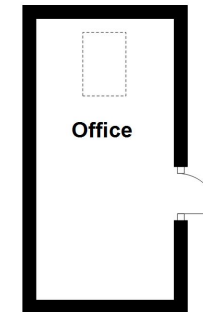
First Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



Second Floor

Approx. 8.6 sq. metres (92.7 sq. feet)



Total area: approx. 139.6 sq. metres (1502.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC