



Larkhill Lane, Formby,
L37 1LU

£675,000

SM

STEPHANIE MACNAB
ESTATE AGENT

LOCATION, LOCATION, LOCATION – This much-loved family home has been cherished for over 40 years and is now ready to begin its next chapter. Situated on one of the most EXCLUSIVE ROADS in the village, this property offers a rare opportunity to create your dream living space. Positioned on a generous 0.20-acre PLOT, the home boasts a highly desirable SOUTH-FACING REAR GARDEN with EXCEPTIONAL PRIVACY – the perfect retreat for relaxation, outdoor living, and entertaining.

The property offers over 2,600 sq. ft. of versatile accommodation. The ground floor features a welcoming ENTRANCE HALL with WC, a cosy front SITTING ROOM, and a SPACIOUS REAR LOUNGE with an open fire, perfect for the colder months. The KITCHEN is both practical and functional, opening through bi-fold doors into a bright GARDEN ROOM, which leads seamlessly to the rear garden – an ideal setup for family life and summer entertaining.

The first floor comprises FIVE BEDROOMS. The main bedroom benefits from an EN-SUITE bathroom, a private BALCONY, and stunning south-facing views. Bedroom two also features a front-facing BALCONY, adding a touch of charm and versatility to the layout. A FAMILY BATHROOM completes this level, while the LOFT offers EXCITING POTENTIAL for future development.

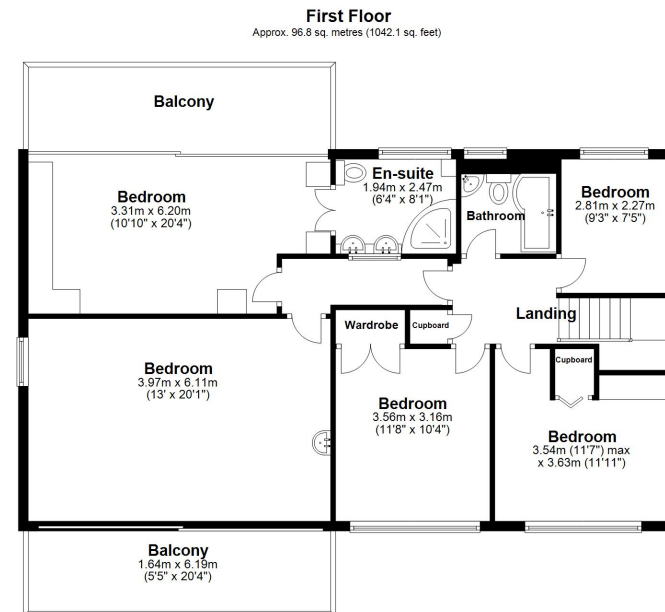
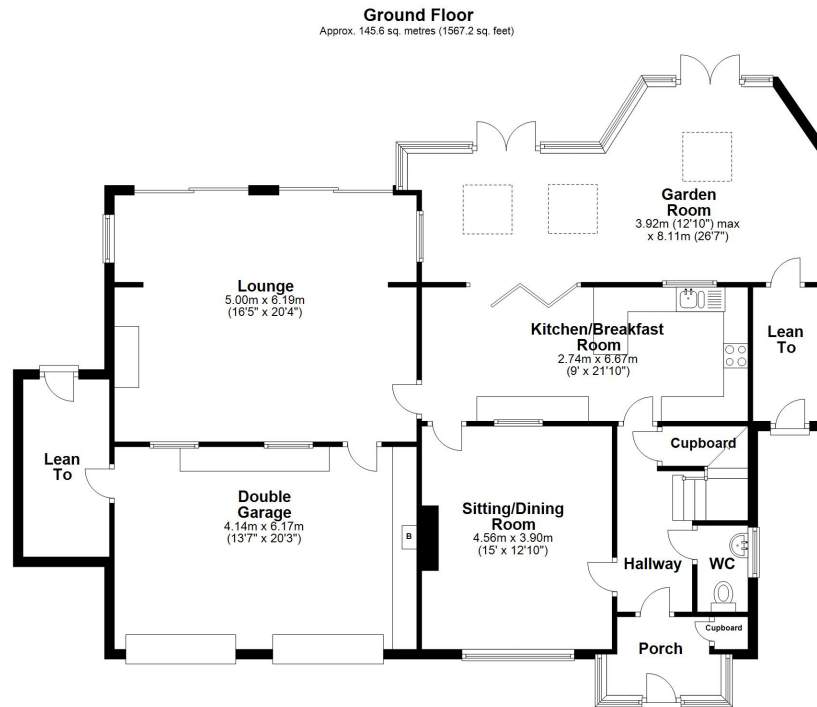
The close is quiet, and a mature cherry blossom tree in the front garden blooms beautifully in spring. There is convenient OFF-ROAD PARKING for TWO CARS leading to a DOUBLE GARAGE, while the REAR GARDEN is a TRUE HIGHLIGHT – offering exceptional privacy and ample space for family gatherings, gardening, or simply enjoying the outdoors.

With NO ONWARD CHAIN, this property presents a rare opportunity to craft a forever home in a highly sought-after and peaceful location. Call today on 01704 516 626 to arrange your viewing and take the first step toward making this remarkable home your own.









Total area: approx. 242.4 sq. metres (2609.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	64	77		
A				
(81-91)				
B				
(69-80)				
C	64	77		
(55-68)				
D				
(39-54)				
E	64	77		
(21-38)				
F				
(1-20)	64	77		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				