



9 Carrs Crescent,  
Formby, L37 2EU

**OFFERS OVER**  
**£700,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

A beautifully RENOVATED PERIOD HOME combining character, scale and a refined finish, with a layout that sits comfortably around modern family living. Set behind an attractive frontage, the property occupies a generous, well-balanced plot, with house and garden in proportion. The current owners have undertaken COMPREHENSIVE IMPROVEMENTS, including a REPLACEMENT MAIN ROOF, UPGRADED ELECTRICS to both the house and garage, and the installation of a HIGH-QUALITY KITCHEN and stylish BATHROOMS, resulting in a genuine TURNKEY opportunity where the detail has already been considered.

The accommodation is centred around an elegant ENTRANCE HALL, immediately setting the tone with retained period detailing and a sense of space. To the front are TWO WELL-PROPORTIONED RECEPTION ROOMS, each with feature fireplaces and wood-burning stoves, creating warm, inviting spaces with flexibility for formal and informal living. A separate STUDY provides an ideal work-from-home environment or SNUG, tucked away yet well connected. To the rear, the property opens into a superb OPEN PLAN KITCHEN/DINING ROOM, finished to a high standard and designed as the true heart of the home, with BI-FOLD DOORS drawing in natural light and opening onto the WEST-FACING GARDEN. A UTILITY ROOM and DOWNSTAIRS WC complete a well-considered ground floor.

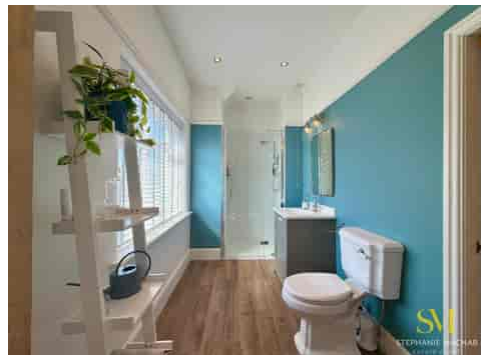
To the first floor are THREE GENEROUS DOUBLE BEDROOMS and a well-appointed FAMILY BATHROOM. The MAIN BEDROOM is particularly well proportioned, complemented by a WALK-IN WARDROBE and EN-SUITE SHOWER ROOM, creating a comfortable principal suite. A further staircase leads to the FOURTH BEDROOM on the second floor, offering flexibility for guests, older children or additional workspace, with useful adjoining storage.

Externally, the gardens mirror the quality of the house—mature, well-maintained and thoughtfully arranged, with established planting including blossom trees and a striking Magnolia. There are a couple of seating areas positioned to follow the sun across the day, making the most of the setting. To the front, there is OFF-ROAD PARKING and access to a TANDEM GARAGE.

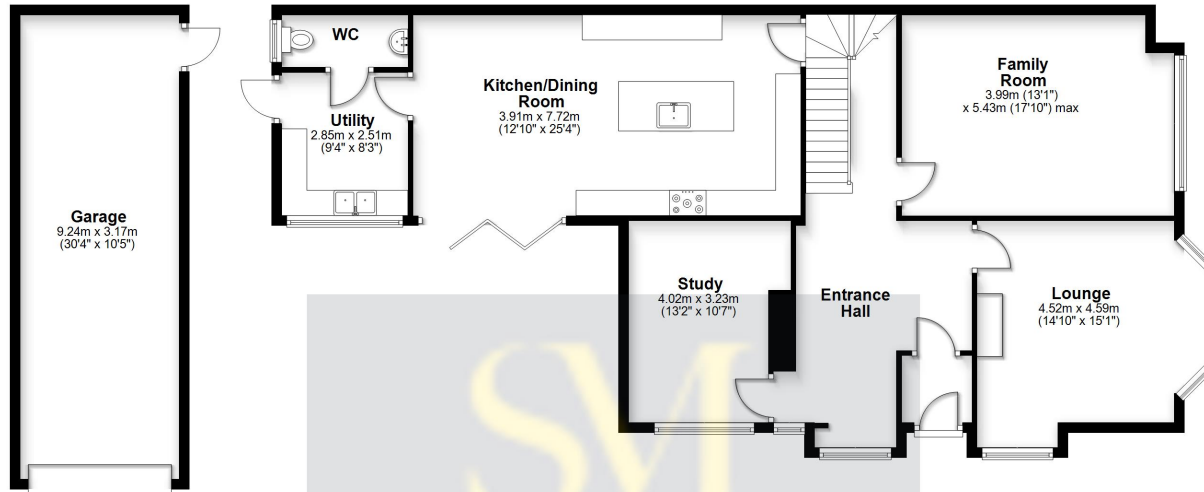
A house that balances character, quality and practicality in equal measure—ready to move straight into and enjoy.



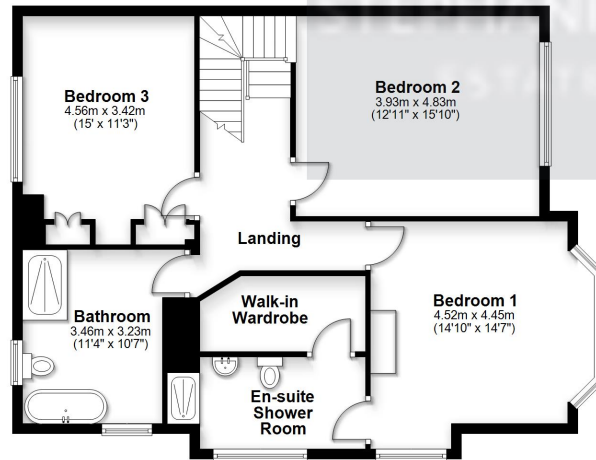




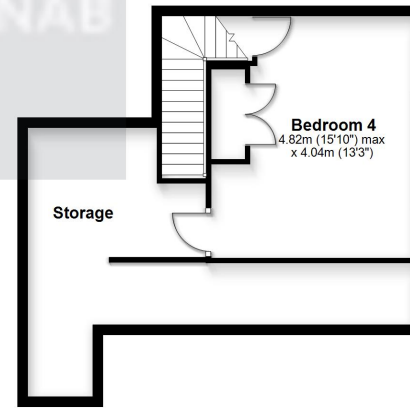
**Ground Floor**  
Approx. 146.1 sq. metres (1572.5 sq. feet)



**First Floor**  
Approx. 88.4 sq. metres (951.5 sq. feet)



**Second Floor**  
Approx. 13.5 sq. metres (145.0 sq. feet)



Total area: approx. 248.0 sq. metres (2669.1 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+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 64                      | 74        |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |