



Liverpool Road,
Formby, L37 4BR

OFFERS OVER
£375,000

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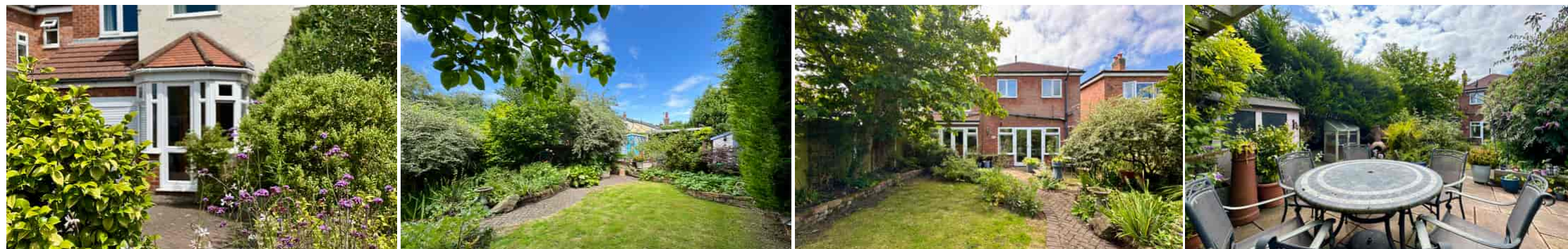
STEPHANIE MACNAB
ESTATE AGENT

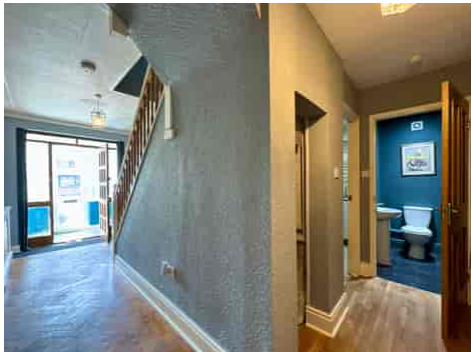
This SUBSTANTIALLY EXTENDED SEMI-DETACHED HOME offers over 1,700 SQ FT of well-planned accommodation, making it ideal for larger families or those seeking flexible living space. The layout is excellent, featuring a welcoming ENTRANCE HALL that leads to a choice of reception rooms, including a SPACIOUS LOUNGE with French doors opening to the rear garden, a FORMAL DINING ROOM, and an additional RECEPTION ROOM perfect as a snug, office, or playroom. The KITCHEN is well-proportioned and flows through to a practical UTILITY ROOM, WC and access to the INTEGRAL GARAGE.

Upstairs, there are FOUR BEDROOMS arranged around a central landing. The MAIN BEDROOM benefits from an EN-SUITE SHOWER ROOM, while the remaining bedrooms are all of good size and served by a modern FAMILY BATHROOM.

Externally, the home sits on a MATURE PLOT with a well-stocked, leafy REAR GARDEN offering a good degree of privacy and plenty of space for outdoor living. A large paved patio provides the perfect spot for entertaining, while the FRONT DRIVEWAY offers OFF-ROAD PARKING for multiple vehicles.

While the photographs show the home beautifully presented, some general updating may be considered, offering scope for buyers to further enhance the property to suit their own preferences.

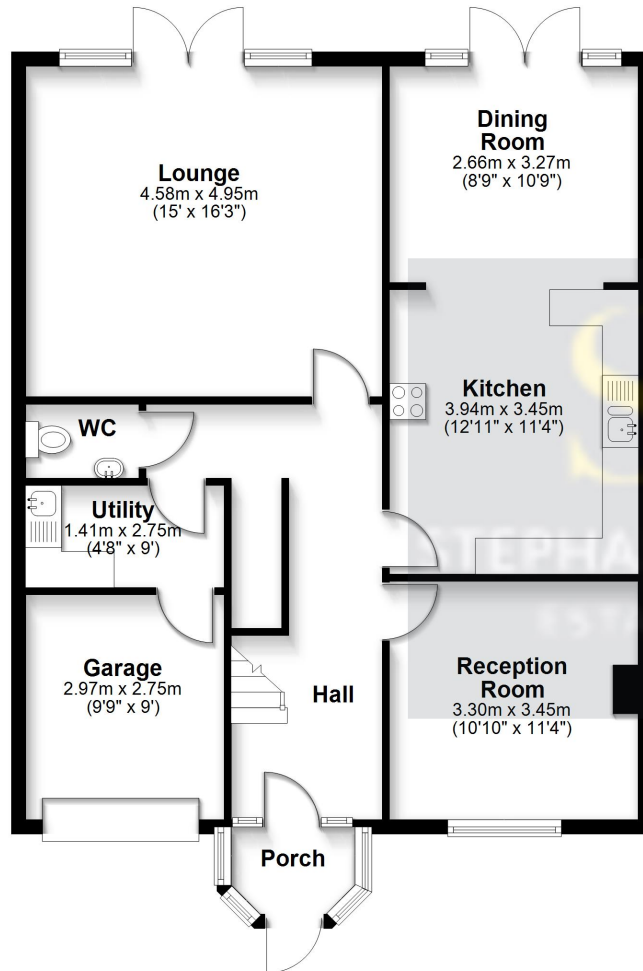






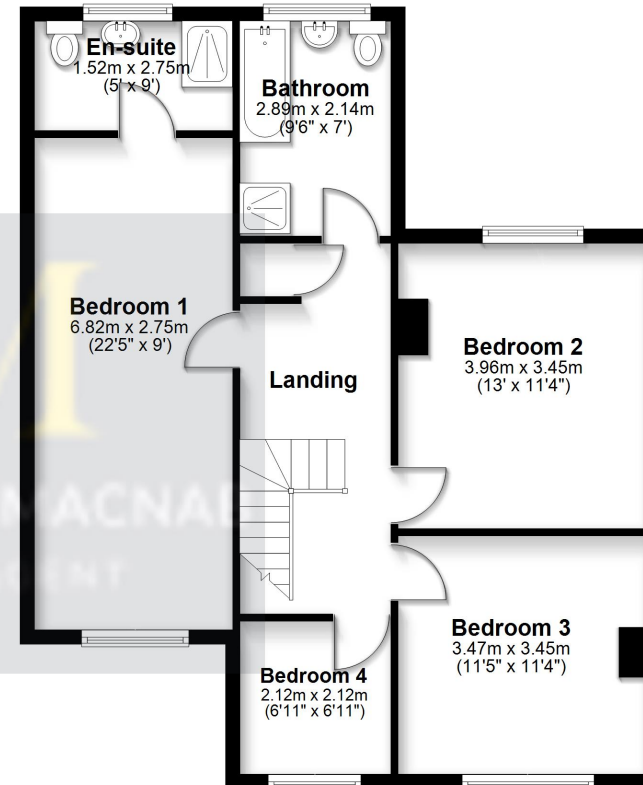
Ground Floor

Approx. 89.1 sq. metres (959.3 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



Total area: approx. 161.8 sq. metres (1741.4 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		82
(81-91) B		
(69-80) C	73	
(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