



Holmwood Drive,
Formby, L37 1PQ

Offers Over £575,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled on a sprawling PLOT of 0.24 acres, this delightful property offers an idyllic retreat with its METICULOUSLY LANDSCAPED GARDENS, a true horticultural masterpiece that evolves beautifully through each passing season, ensuring year-round delight for garden enthusiasts and outdoor gatherings alike.

With a thoughtful design that perfectly harmonises with its surroundings, the house itself boasts an EXPANSIVE INTERIOR spanning over 2,300 square feet, ensuring ample space for both relaxation and entertainment. A glance at the FLOORPLAN reveals the potential of this home, allowing you to envision how the various rooms can be tailored to your lifestyle.

Stepping inside, the welcoming ENTRANCE HALL sets the tone for what lies ahead – a space that exudes warmth and invites you to explore further. The main LOUNGE, adorned with natural light streaming in through front-facing windows, ideal for unwinding after a long day. Additionally, the secondary LOUNGE, also benefiting from a front-facing vista, and seamlessly flows into the DINING ROOM, creating a dynamic space that extends the possibilities for hosting gatherings and creating cherished memories.

The BREAKFAST KITCHEN stands as both functional and well-appointed, catering to culinary endeavours and everyday living with equal finesse.

Upstairs, there are FOUR BEDROOMS and a family BATHROOM. The main BEDROOM, boasts the luxury of an EN-SUITE, adding an extra layer of convenience to your daily routine.

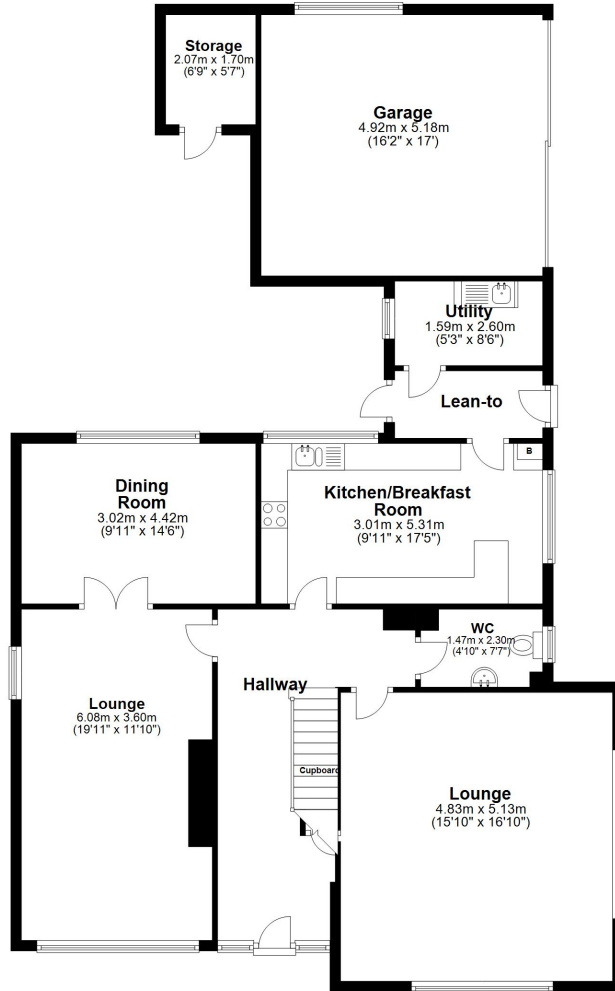
Beyond the walls of this property, convenience meets practicality. OFF-ROAD parking for multiple vehicles is effortlessly accessible from Barkfield Lane, ensuring ease for homeowners and guests alike. A DOUBLE GARAGE provides ample space for storage and protection for your vehicles.

Don't miss the chance to experience it first-hand – call now to schedule your viewing and begin your journey toward making this property your own.

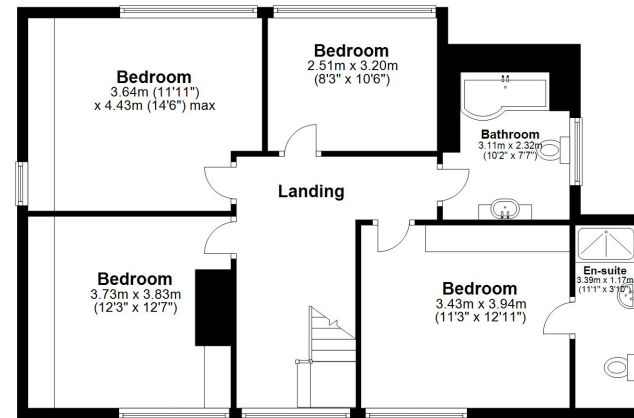




Ground Floor
Approx. 139.2 sq. metres (1498.6 sq. feet)



First Floor
Approx. 77.9 sq. metres (838.4 sq. feet)



Total area: approx. 217.1 sq. metres (2337.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

