



Greenloons Drive,
Formby, L37 2LR

OFFERS OVER
£300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This is a beautifully presented DETACHED home that has been thoughtfully RECONFIGURED and significantly improved by the current owners, resulting in a warm, stylish and highly practical living environment. The layout now centres around a superb OPEN PLAN KITCHEN/LIVING SPACE, positioned to the rear to make the most of the garden outlook. Fitted with contemporary shaker-style cabinetry and a generous central island, it's an inviting space designed for modern living, entertaining and day-to-day family life. The separate UTILITY ROOM is a valuable addition, keeping household tasks neatly out of view.

To the front, the elegant LOUNGE offers a calm and comfortable evening retreat, finished with soft tones and classic styling. The separate DINING ROOM is a versatile room that could serve as a THIRD BEDROOM, HOME OFFICE or SNUG if preferred. The property also benefits from a USEFUL PORCH before entering the main hallway.

Upstairs, there are TWO GOOD-SIZED BEDROOMS, each with pleasant roofline views, along with a modern and well-appointed family BATHROOM. There is built-in storage in the bedrooms and further EAVES STORAGE from the landing.

Outside, the rear garden is a lovely space — generous, neatly kept and enjoying a WEST-FACING ASPECT for afternoon and evening sunshine. There is OFF-ROAD PARKING for two cars and a GARAGE positioned at the end of the driveway.

This home has been exceptionally well maintained, with a series of upgrades including 2008 cavity wall insulation with guarantee, a FULL REWIRE in 2017, garden lighting and power to the garage added in 2017, radiators replaced in 2017, a NEW BATHROOM fitted in 2017, replacement felt roofing to the garage/porch/dormer in 2017, a re-positioned and newly installed kitchen in 2017, and a NEW WORCESTER COMBI BOILER installed in 2024.

Viewing is highly recommended.







| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

