



Deansgate Lane North,  
Formby, L37 7ER

**OFFERS OVER**  
**£290,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



This EXTENDED FAMILY HOME has been owned by the same family for 38 years and offers a wonderful combination of space, flexibility, and potential. The double-storey rear extension, added around 30 years ago, has transformed the accommodation into a well-balanced four-bedroom property with a generous rear garden. Offered with NO ONWARD CHAIN, this is a perfect opportunity for buyers looking to move quickly. The location is highly convenient, within WALKING DISTANCE OF TRINITY ST PETER'S PRIMARY SCHOOL and FORMBY HIGH SCHOOL, both of which are extremely popular.

The ground floor flows well, beginning with a welcoming HALLWAY leading to a comfortable LOUNGE at the front of the property. Behind, a versatile SITTING ROOM links seamlessly to a bright KITCHEN/DINING ROOM, the heart of the home, with access into the CONSERVATORY overlooking the garden. A ground-floor SHOWER ROOM adds practicality.

Upstairs, the property provides FOUR BEDROOMS and a FAMILY BATHROOM. The bedrooms offer flexibility for children, guests, or home office use.

Externally, the standout feature is the LARGE REAR GARDEN, offering plenty of outdoor space for families and pets. The property also benefits from a front driveway and an established setting, making it a great family home.













Total area: approx. 101.2 sq. metres (1089.0 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+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC