



Stanley Road, Formby,  
L37 7AW

**OFFERS OVER**  
**£375,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## DESIRABLE FRESHFIELD LOCATION – LARGE GARDEN – UPGRADED BOILER & WINDOWS

Situated on a SOUGHT-AFTER RESIDENTIAL ROAD in the heart of FRESHFIELD, just a short walk from the TRAIN STATION and FRESHFIELD PUB, this attractive THREE-BEDROOM SEMI-DETACHED HOME offers excellent proportions, a fantastic REAR GARDEN, and plenty of scope for further improvement or extension (subject to consents).

Since purchasing in 2021, the current owners have made valuable updates including REPLACEMENT WINDOWS AND DOORS (excluding conservatory doors) and a HEATING SYSTEM OVERHAUL featuring a NEW COMBI BOILER located in the garage, and replacement radiators.

Internally, the home includes a welcoming hallway, TWO SEPARATE RECEPTION ROOMS with great natural light, a FITTED KITCHEN overlooking the garden, a UTILITY ROOM, and a bright CONSERVATORY offering year-round enjoyment of the outside space. Upstairs are THREE WELL-SIZED BEDROOMS and a FAMILY BATHROOM, which was RENOVATED IN 2025 to offer a modern, refreshed finish.

The plot is a standout feature — the REAR GARDEN IS EXTENSIVE, ideal for families, gardeners, or those looking to extend in future. There's also a DRIVEWAY, INTEGRAL GARAGE, and a LAWNED FRONT GARDEN.

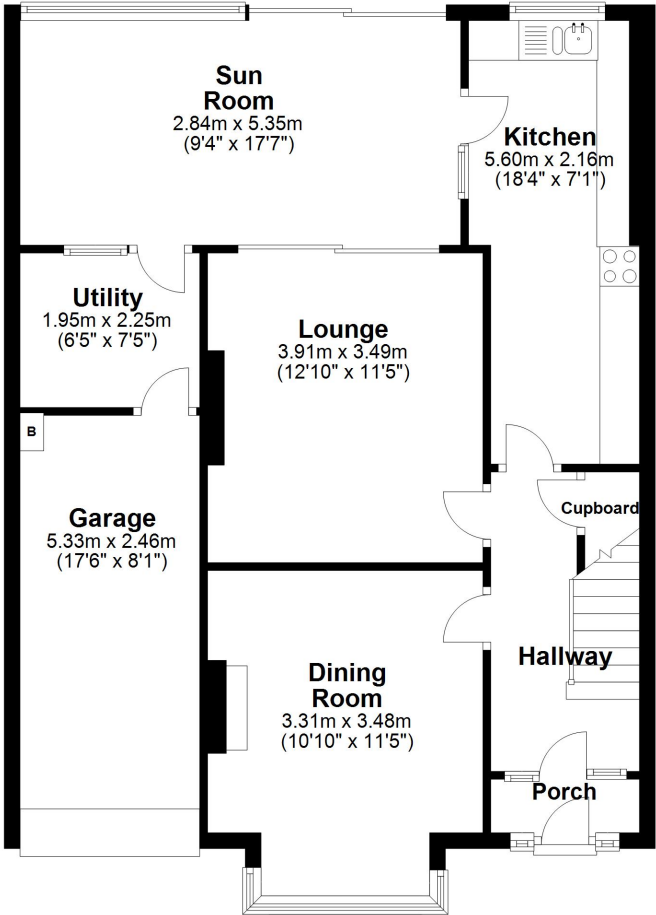
This is a rare opportunity to secure a home in one of FORMBY'S MOST DESIRABLE LOCATIONS, offered with tasteful presentation and SCOPE TO ADD VALUE.





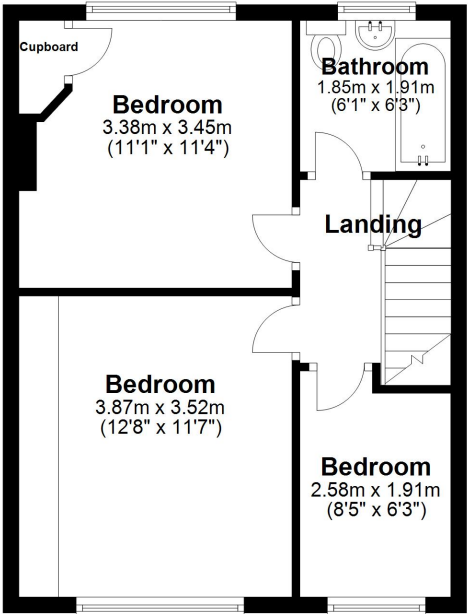
Ground Floor

Approx. 82.5 sq. metres (888.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 122.6 sq. metres (1320.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	44	83
A		
(81-91)		
B		
(69-80)		
C		
(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		

