



Brooks Road, Formby,
L37 2JL

Offers Over £400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A Delightful Semi-Detached House in a Highly Sought-After Area

Built by the local family builder's Rostron in the 1950s, this lovely semi-detached house has been thoughtfully EXTENDED to the rear by previous owners. Since their purchase in 2013, the current family has lovingly cared for and improved the property.

With an INTERNAL FLOOR AREA exceeding 1,400 sq ft, this home offers well-planned accommodation that will suit a variety of buyers.

Upon arrival, you'll be impressed by the property's KERB APPEAL. Crossing the threshold, the bright ENTRANCE HALL is inviting and there is ample storage in the stylish fitted cupboard's. The front-facing LOUNGE is a bright, inviting space perfect for relaxation. The rear SITTING ROOM is a flexible area, having served as a PLAYROOM when the current owners' children were small and now functioning as a HOME OFFICE.

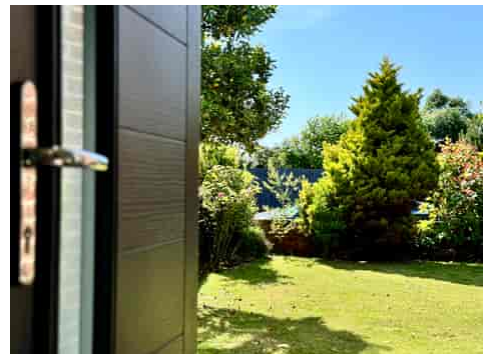
The OPEN-PLAN KITCHEN DINER, overlooking the rear garden, is the HEART of the HOME and has hosted many family gatherings.

Upstairs, the house boasts FOUR BEDROOMS and a family BATHROOM. The main bedroom features its own EN-SUITE, created by the current owners, and both the en-suite and bathroom have been refitted during their ownership.

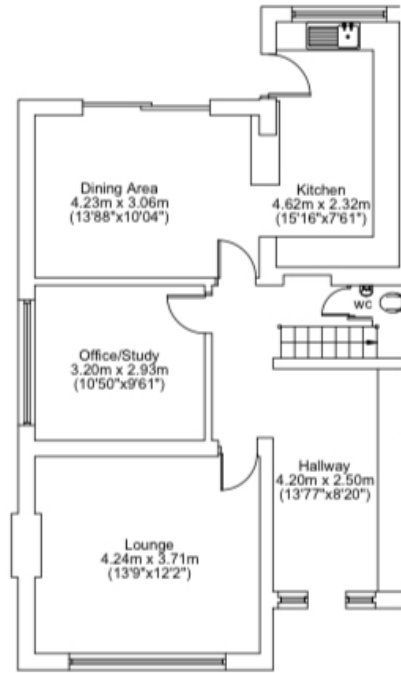
Outside, the property includes OFF-ROAD parking and an ENCLOSED REAR GARDEN, ideal for energetic children, pets, and keen gardeners.

Call today to arrange your viewing of this wonderful home! 01704 516 626.

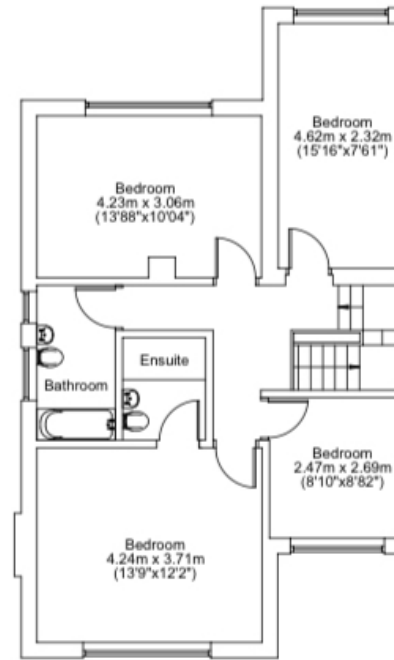








Ground Floor



First Floor

Total area:
Approx. 147.20sq. metre