



Moss Side, Formby,
L37 3JY

OFFERS OVER
£450,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This DETACHED DORMER HOME has undergone a COMPREHENSIVE RENOVATION within the last two years and now presents as a TURN-KEY residence finished to a high standard. Offering around 1,400 SQ FT of internal space, the property is stylishly appointed throughout and beautifully complemented by a STANDOUT GARDEN – a true lifestyle feature with an exceptional sense of privacy and space.

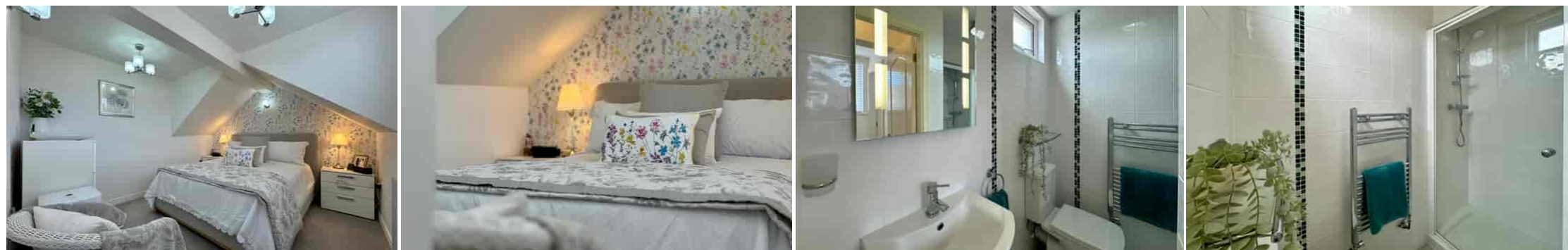
Internally, the home is laid out to provide FLEXIBLE ACCOMMODATION across two floors, with an UPGRADED KITCHEN featuring BOSCH APPLIANCES, a NEWLY FITTED STAIRCASE, and COMPLETE REPLACEMENT FLOORING throughout. All GROUND FLOOR WINDOWS AND DOORS have been replaced, including a stunning ROOF LANTERN, creating bright and inviting living areas. A NEW DOWNSTAIRS BATHROOM has been installed, and the UPSTAIRS SHOWER ROOM is ideal for guests or family life.

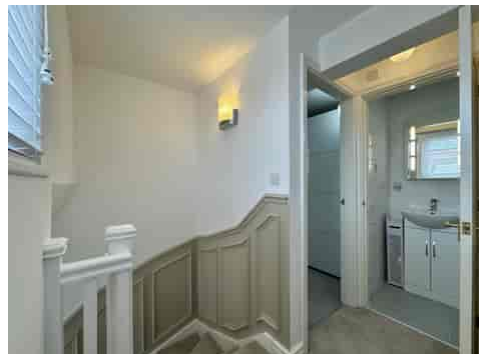
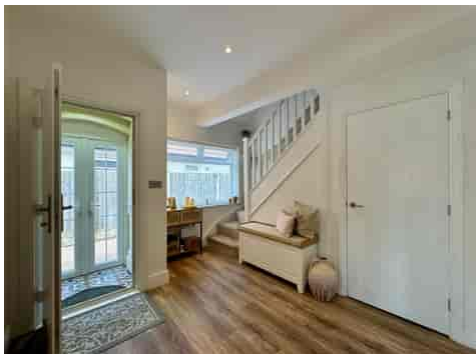
The current layout includes a comfortable LOUNGE to the front, which could equally be used as a BEDROOM if required, making the property well-suited to buyers seeking single-level living or multi-generational flexibility.

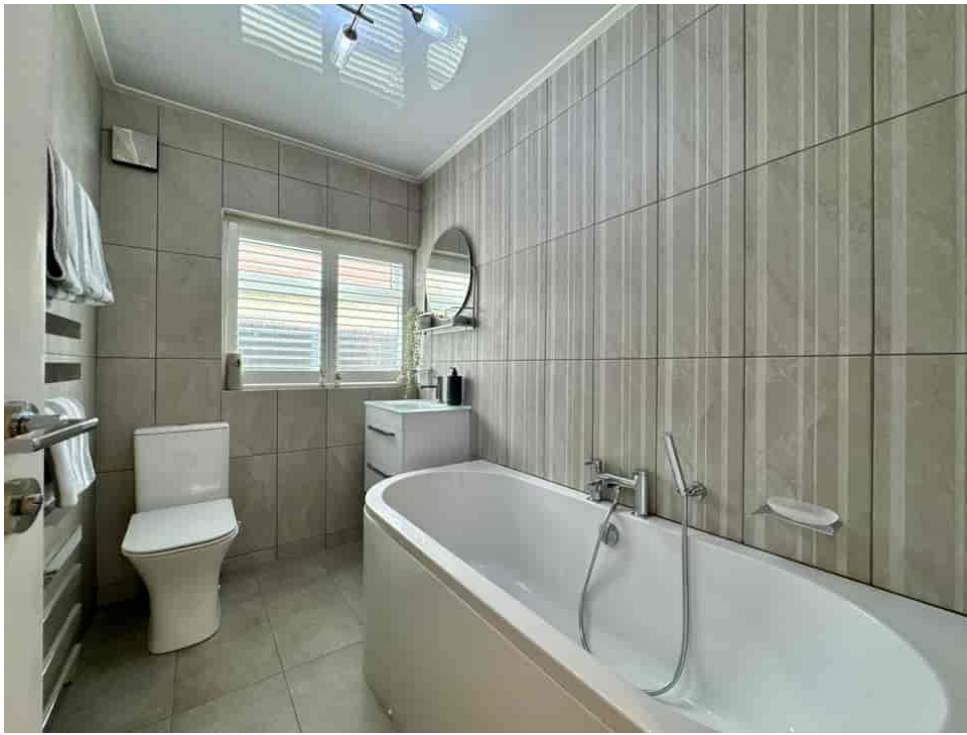
The property has been externally transformed with FULL K-REND RENDER, a NEW BITUMEN FLAT ROOF, and a PREFABRICATED FIBREGLASS DORMER, all while maintaining the charm of the original roof tiles. ELECTRICAL UPGRADES and a NEW WORCESTER COMBI BOILER with updated radiators offer peace of mind and energy efficiency.

The REAR GARDEN is without doubt a showstopper. Beautifully landscaped and featuring a COVERED DECKING AREA, it's the perfect setting for entertaining, relaxing, or enjoying the seasons in privacy. The space offers excellent potential for keen gardeners or families wanting space to play and unwind outdoors.

This is a beautifully executed, turn-key home in a popular residential setting — early viewing is strongly advised.

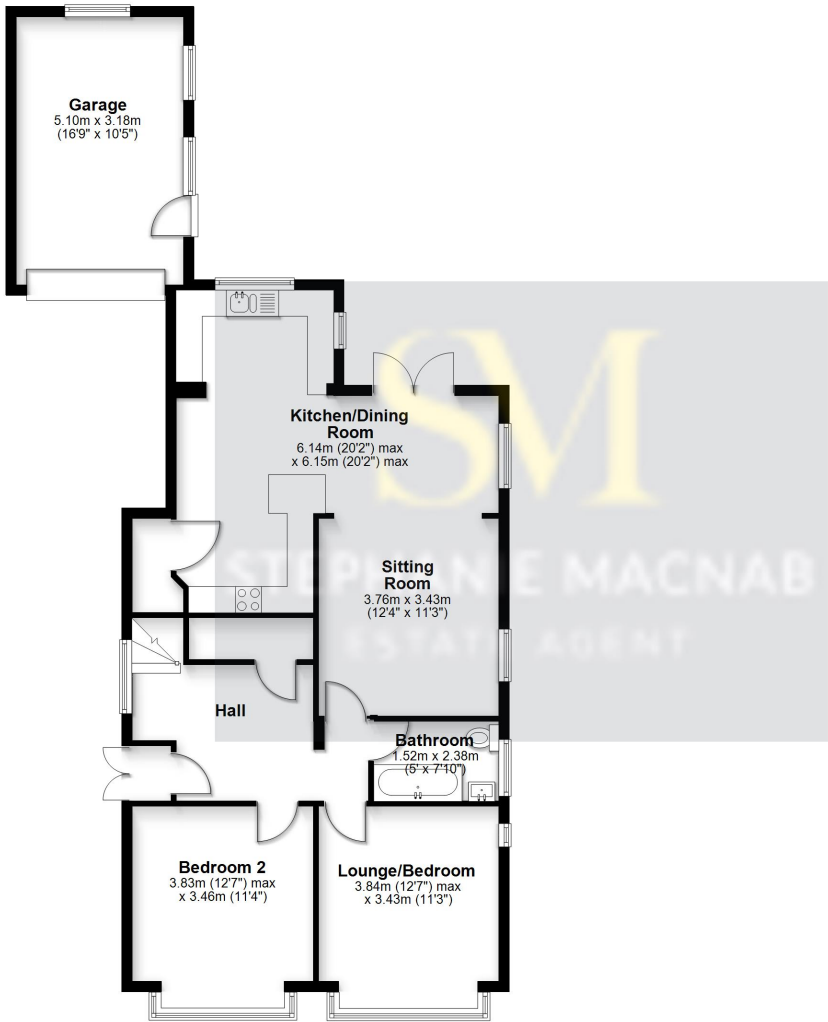






Ground Floor

Approx. 103.2 sq. metres (1110.7 sq. feet)

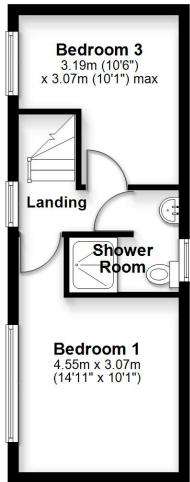


Total area: approx. 130.3 sq. metres (1402.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

First Floor

Approx. 27.1 sq. metres (292.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	78
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		