



Park Road, Formby,
L37 6AB

**OFFERS OVER
£300,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

Stylish, Fully Renovated Family Home with Generous Garden and Open-Plan Living

Beautifully updated by the current owners since 2023, this spacious three-bedroom semi-detached home offers thoughtfully designed interiors, generous living space, and a fantastic rear garden — ideal for modern family life.

A welcoming hallway leads into a bright and versatile room at the front of the house, currently used as a home office. Stylishly decorated, it provides a calm and comfortable space for working from home or could alternatively be used as a snug or playroom.

To the rear, the heart of the home is the open-plan kitchen, dining and living space. The newly fitted kitchen features deep green cabinetry, oak-effect worktops, and a range of contemporary fittings, with upgraded plumbing and electrics. The downstairs WC is a practical addition.

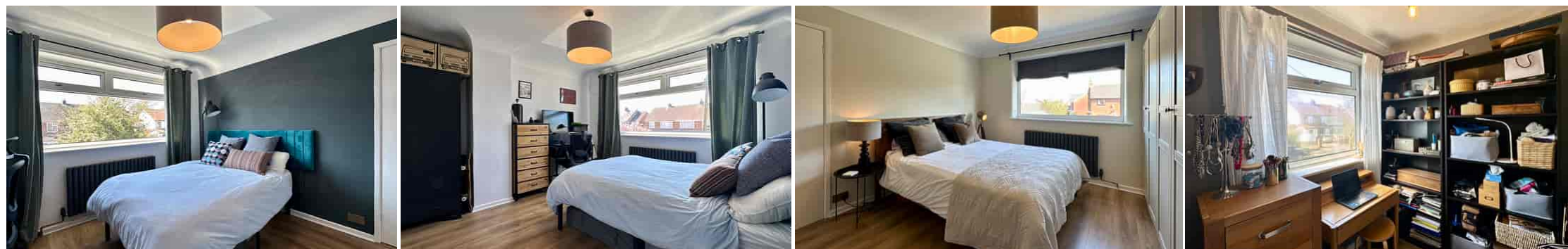
Upstairs, there are three well-proportioned bedrooms and a family bathroom. Each room reflects the quality of the recent renovation, which includes full redecoration, replastering, new flooring, replacement radiators, and upgraded electrical fixtures throughout.

The property sits on a generous plot with a large garden featuring a patio for outdoor dining and a lawn area ideal for children or pets. To the front, a wide block-paved driveway offers parking for several vehicles and leads to a detached garage.

Key Features:

- Renovated throughout since 2023
- Brand new kitchen with updated plumbing
- Replastered and redecorated throughout
- New flooring and radiators
- Updated electrics including switches, sockets, and lighting

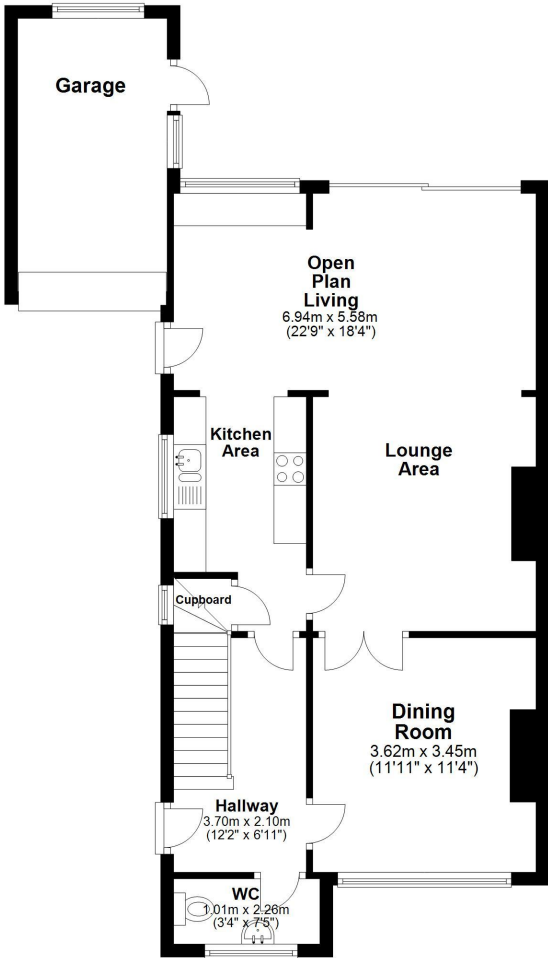
With stylish interiors and a layout suited to today's lifestyle, this is a ready-to-move-into home with real character and space to enjoy.





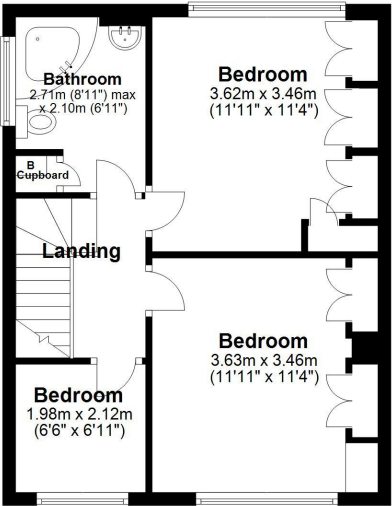
Ground Floor

Approx. 71.3 sq. metres (767.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 112.7 sq. metres (1212.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(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		
EU Directive 2002/91/EC		

