



Clifton Road, Formby,
L37 7ED

OFFER OVER £700,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A truly unique 5-Bedroom VICTORIAN-SYLE Masterpiece.

Nestled on a private road, this remarkable FREEHOLD, DETACHED PROPERTY stands as a testament to BESPOKE CRAFTSMANSHIP and timeless elegance. Surprisingly, this home was constructed just two decades ago as a labour of love for its current owners, who have cherished it since its inception. Designed in the spirit of a Victorian residence, it exudes an air of CLASSIC CHARM with modern luxury seamlessly woven in.

Spread over THREE FLOORS, this home offers ample space for family and guests, with FIVE beautifully appointed BEDROOMS, TWO FAMILY BATHROOMS and a ground-floor WC. The MAIN BEDROOM boasts an ENSUITE for added convenience.

Immerse yourself in the allure of yesteryear with deep skirtings and architraves, ornate covings and a plethora of fixtures and fittings that exude timeless beauty. Rosewood flooring and marble kitchen worksurfaces elevate the interior to a level of finish rarely seen and certain to tick the boxes for even the most discerning buyer.

The LOUNGE features a marble and granite fireplace, creating a cosy ambience perfect for relaxation. A new Viessmann boiler, installed around 12 months ago, ensures your comfort and peace of mind for heating the remainder of the property.

The property resides on a private road, shared with only two other homes, ensuring tranquillity and privacy. Adjacent to Deansgate Park, with access to the side, this residence enjoys a picturesque, BORROWED LANDSCAPE, offering the perfect setting for sports, leisure, casual strolls and dog walks. The ELECTRIC GATES leads to ample OFF-ROAD parking ensuring your vehicles are safe and secure.

Step through the French doors from the DINING ROOM onto a paved patio that opens into the SOUTH-FACING GARDEN, where you can bask in the sun and revel in outdoor living.

This astonishing property is a rare gem that seamlessly marries the grace of a bygone era with the conveniences of modern living.

To truly appreciate its beauty and charm, contact us today to schedule a viewing at 01704 516 626. NO ONWARD CHAIN.

Stay updated on all our latest property news and new instructions by following us on Facebook and Instagram.

Don't miss the opportunity to make this unique Victorian-style masterpiece your forever home.

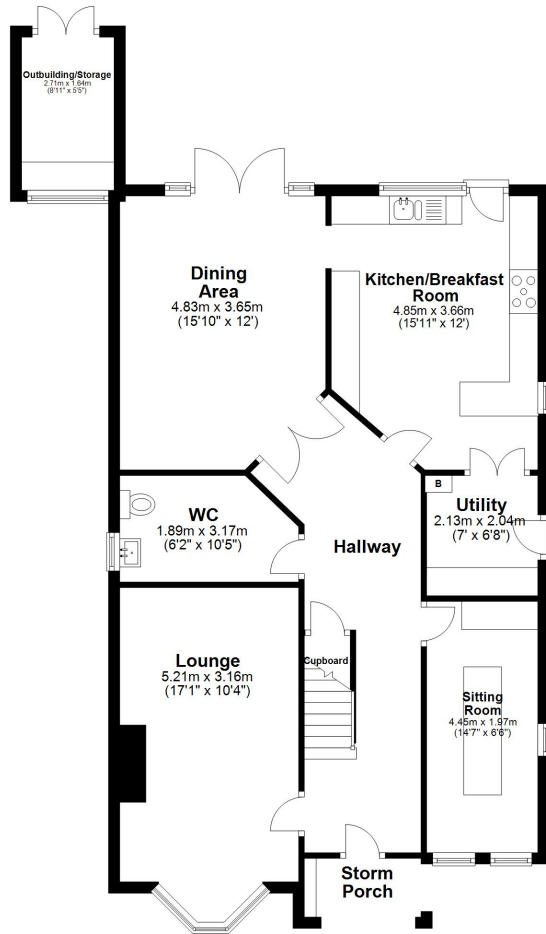






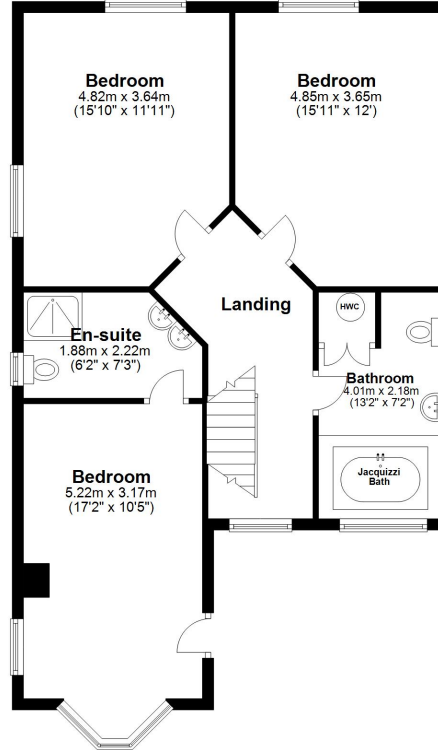
Ground Floor

Approx. 95.1 sq. metres (1023.3 sq. feet)



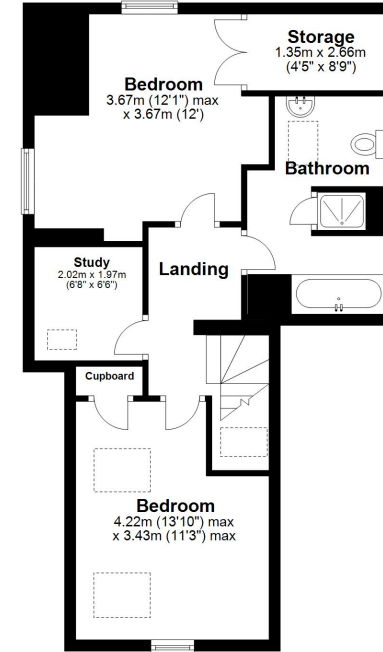
First Floor

Approx. 76.7 sq. metres (825.1 sq. feet)



Second Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 225.4 sq. metres (2426.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

