Freshfield Road,
Freshfield, L37 7BG

OFFERS OVER
£785,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Step into the charm of this picturesque VICTORIAN residence nestled in the serene, leafy enclave of Formby. Just a leisurely stroll from the village, this DOUBLE-FRONTED DETACHED abode exudes the irresistible allure of a CHOCOLATE BOX villa.

Imbued with timeless elegance and tasteful refinement, the interiors seamlessly blend modern style with the home's inherent character, creating an atmosphere that is both warm and welcoming. Upon entry, the allure of the OAK PARQUET FLOORING in the ENTRANCE HALL sets a sophisticated tone, leading gracefully into the ELEGANT LOUNGE and FORMAL DINING ROOM, ideal for hosting gatherings.

The heart of the home lies in the well-appointed KITCHEN and BREAKFAST ROOM, which seamlessly flows into the sunlit CONSERVATORY, providing a delightful space for entertaining guests or simply enjoying moments of tranquillity. Convenience is key with a downstairs WC and a generously sized UTILITY ROOM.

Upstairs, discover a retreat of comfort with FOUR BEDROOMS, a BATHROOM, and a SEPARATE SHOWER ROOM. The EXTENDED MAIN BEDROOM offers a peaceful sanctuary, perfect for unwinding after a long day.

Outside, the mature gardens are a verdant oasis, bursting with an array of blooms, shrubs, and trees that enchant throughout the seasons. Ample OFF-ROAD PARKING and a GARAGE provide practicality, while the WEST-FACING REAR GARDEN beckons for outdoor relaxation.
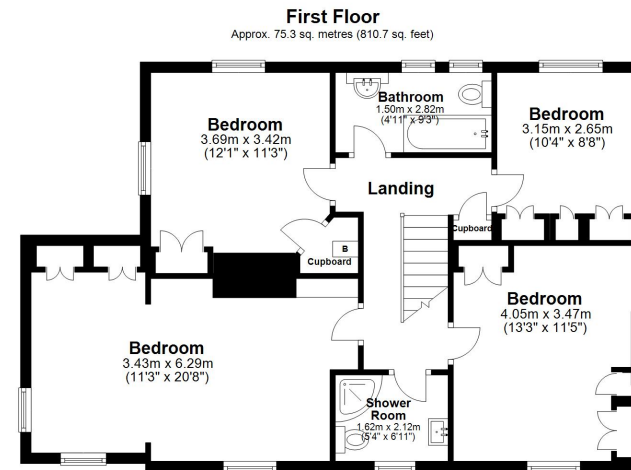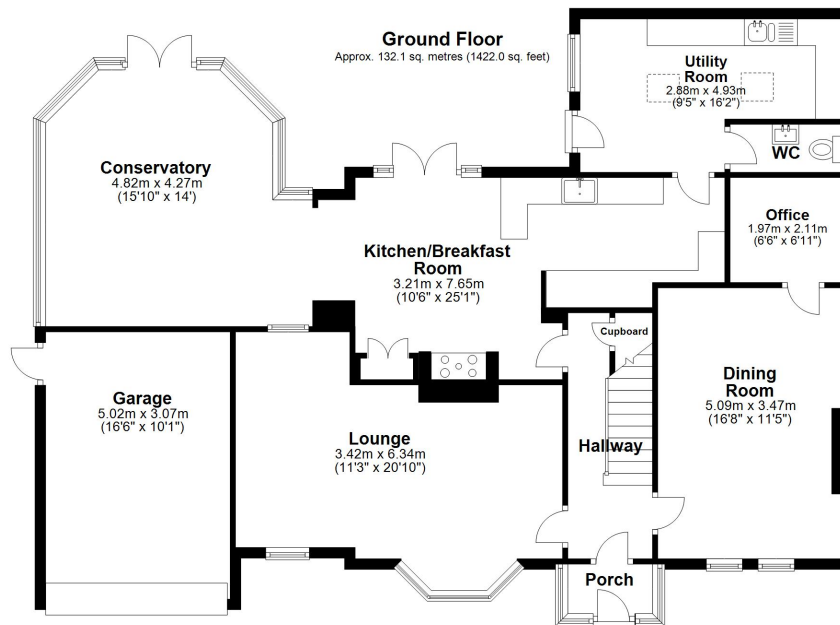
An unexpected delight awaits in the form of a CHARMING CABIN nestled in the garden, offering endless possibilities as a summer retreat, office, studio, or gym—a versatile space limited only by imagination.

Having been cherished by its current family for a quarter-century, this loved home now eagerly awaits its next chapter with a new family, offering the opportunity to create lasting memories in a haven of beauty and comfort.

Ground Floor
Approx. 132.1 sq. metres (1422.0 sq. feet)

First Floor
Approx. 75.3 sq. metres (810.7 sq. feet)

Utility Room
2.88m x 4.93m
(9'5" x 16'2")

WC

Office
1.97m x 2.11m
(6'6" x 6'11")

Conservatory
4.82m x 4.27m
(15'10" x 14')

Kitchen/Breakfast Room
3.21m x 7.65m
(10'6" x 25'1")

Cupboard

Dining Room
5.09m x 3.47m
(16'8" x 11'5")

Garage
5.02m x 3.07m
(16'6" x 10'1")

Lounge
3.42m x 6.34m
(11'3" x 20'10")

Hallway

Porch

Bathroom
1.50m x 2.82m
(4'11" x 9'3")

Bedroom
3.69m x 3.42m
(12'1" x 11'3")

Bedroom
3.15m x 2.65m
(10'4" x 8'8")

Landing

Cupboard
B
Cupboard

Bedroom
4.05m x 3.47m
(13'3" x 11'5")

Bedroom
3.43m x 6.29m
(11'3" x 20'8")

Shower Room
1.62m x 2.12m
(5'4" x 6'11")

Total area: approx. 207.4 sq. metres (2232.7 sq. feet)

Plan produced using PlanUp.