



Stanlawe Road,
Formby, L37 1LD

£850,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Step into a world of timeless elegance with this exquisite 1920s DETACHED HOUSE nestled in the PRESTIGIOUS FRESHFIELD area of Formby. Lovingly owned as a cherished family home for over 25 years, this residence exudes an aura of REFINED CHARM, inviting its new guardians to script the next chapter of its illustrious story.

As you step through the door, you're greeted by a spacious and luminous ENTRANCE HALL, setting the tone for the grandeur that lies within. The front-facing LOUNGE and SEPARATE DINING ROOM evoke bygone sophistication, perfect for entertaining guests or indulging in intimate family gatherings.

Beyond, a REAR SITTING ROOM and a KITCHEN DINER adorned with a classic Aga await, blending functionality with timeless appeal. Practical amenities such as the walk-in PANTRY, UTILITY ROOM, and WC cater to the needs of a modern, bustling household.

Ascend the staircase to discover FIVE generously proportioned double BEDROOMS, offering ample space for rest and rejuvenation. A family BATHROOM and SEPARATE SHOWER ROOM ensure convenience for all occupants, while the main bedroom boasts the luxury of an EN-SUITE.

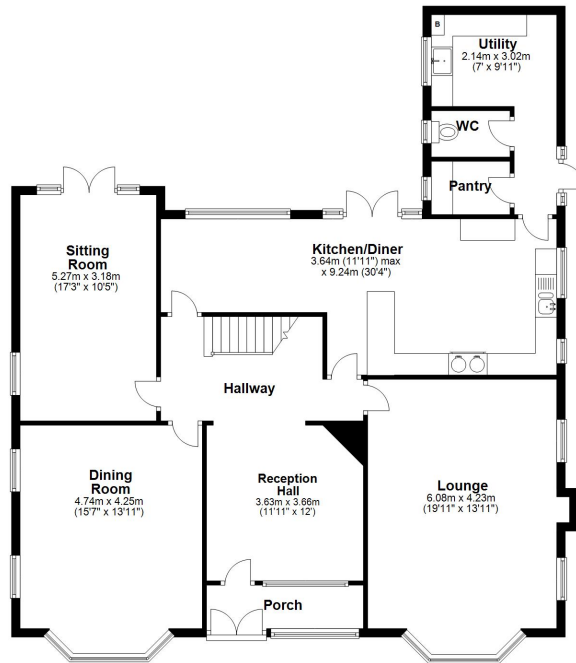
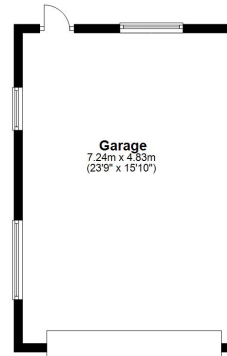
Spanning just under 3,000 sq. ft., the impressive internal space is matched only by the EXPANSIVE OUTDOOR GROUNDS. A front garden welcomes you upon arrival, accompanied by side PARKING for added convenience. However, it is the VAST REAR GARDEN that truly steals the show, presenting endless possibilities for extension, subject to all necessary consents, as well as providing an idyllic setting for family recreation and entertainment.

This property is not just a house; it's a canvas waiting to be adorned with the dreams and aspirations of its new occupants. Don't miss the opportunity to make this property your forever home. Contact Stephanie Macnab Estate Agents today to arrange a viewing and embark on the journey towards timeless elegance. NO ONWARD CHAIN.





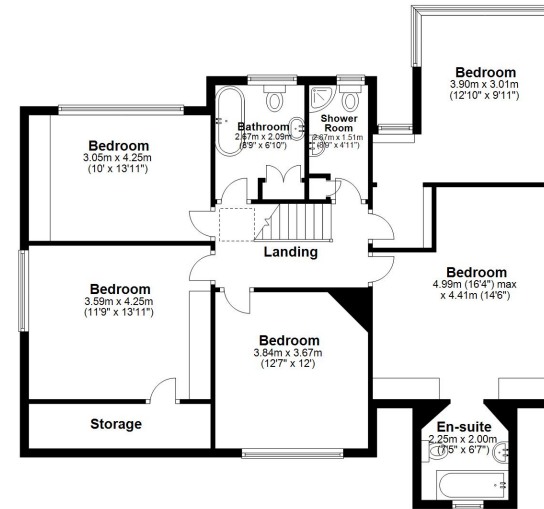
Ground Floor
Approx. 171.2 sq. metres (1842.6 sq. feet)



Total area: approx. 277.7 sq. metres (2989.6 sq. feet)

Plan produced using PlanIt.

First Floor
Approx. 106.6 sq. metres (1147.0 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			71

EU Directive 2002/91/EC

