



Ennerdale Road,  
Formby, L37 2EA

**OFFERS OVER**  
**£525,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Immaculately Presented | Significantly Extended | TURN-KEY Family Home

This EXCEPTIONAL FOUR-BEDROOM semi-detached house has been EXTENSIVELY EXTENDED and UPGRADED, now offering over 2,100 sq. ft. of beautifully balanced living space arranged across three floors. Impeccably maintained and tastefully styled throughout, this is a genuine turn-key home ready to move into.

The ground floor opens with a welcoming HALLWAY, setting the tone with wood flooring and clean neutral décor. To the front is a bright and spacious LOUNGE, while to the rear lies the heart of the home – a STUNNING OPEN-PLAN KITCHEN, DINING and LIVING SPACE. A large roof lantern and French doors flood the area with natural light, and the kitchen is well-appointed with integrated appliances and a central island with a breakfast bar.

A separate OFFICE/playroom, GROUND FLOOR WC, and cleverly designed UTILITY SPACE within the GARAGE conversion add further flexibility to the layout.

A standout feature of this home is the STUNNING LANDING, which sets the tone for the beautifully presented upper floors.

Upstairs, the first floor hosts three generously sized bedrooms along with a stylish FAMILY BATHROOM, FULLY RENOVATED IN 2023. The main bedroom benefits from fitted wardrobes and a modern EN-SUITE shower room, offering both comfort and convenience.

On the second floor, you'll find a superb top-floor bedroom with dual-aspect windows and a separate dressing room – making it the perfect teenage retreat.

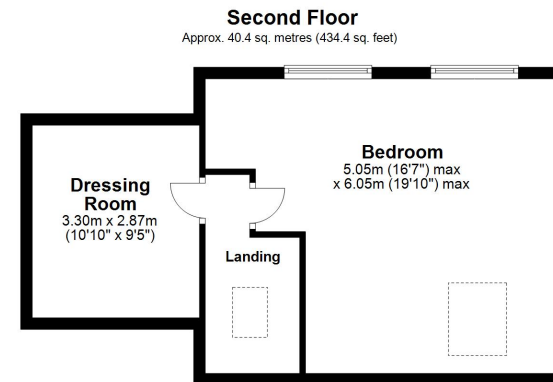
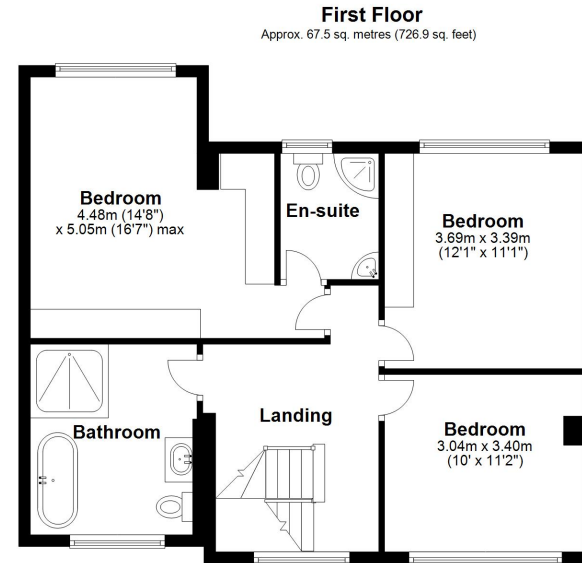
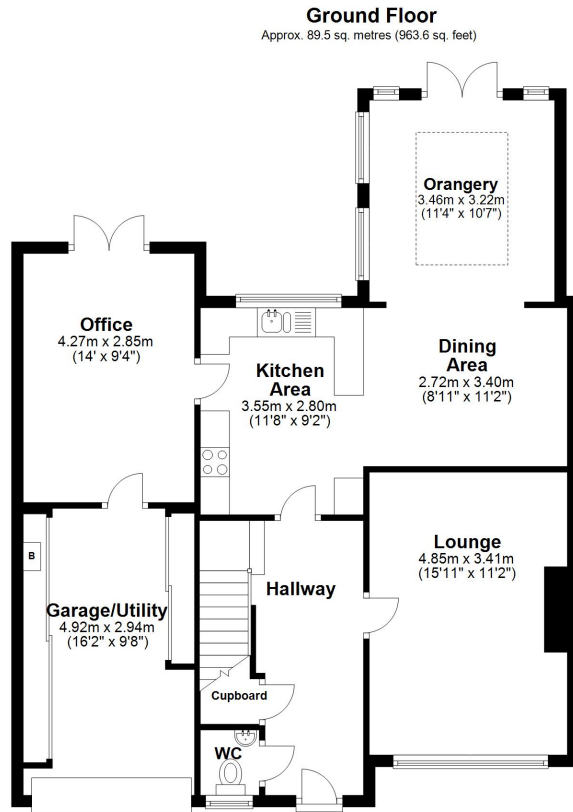
Outside, the REAR GARDEN has been landscaped for ease of maintenance with artificial lawn and a paved seating area. The block-paved DRIVEWAY to the front offers ample parking, along with a secure garage/store.

A stylish, spacious and highly functional home in an established residential area – early viewing is recommended.









Total area: approx. 197.4 sq. metres (2124.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	