



Gores Lane, Formby,  
L37 3NZ

**OFFERS OVER**  
**£450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Enjoying a generous corner plot with a SUNNY SOUTH-FACING side aspect, this handsome PERIOD HOME offers charm, character and excellent scope in a PRIME VILLAGE LOCATION. Positioned on the corner of Gores Lane and Graburn Road, the property sits within easy walking distance of Formby village, offering convenience without compromise.

Set behind mature hedging and a gated front garden, the house has an attractive traditional façade with brick elevations, tall chimneys and sash windows. Internally, the accommodation is arranged over two floors and retains many original features including high ceilings, ceiling roses and deep skirtings.

Internally, the layout is both traditional and flexible. The ground floor includes a welcoming ENTRANCE HALL, a front-facing LOUNGE with bay window, and a separate SITTING ROOM to the rear. The DINING ROOM opens into a MODERN KITCHEN with garden views and direct access to the patio. There's also a practical UTILITY ROOM, REAR PORCH and a DOWNSTAIRS WC.

Upstairs, there are FIVE BEDROOMS and a BRIGHT LANDING, along with a SHOWER ROOM. The fifth bedroom would make an ideal HOME OFFICE.

Outside, the GARDENS enjoy a sunny aspect with mature trees and planting offering privacy and colour throughout the seasons. There's also a large patio area and two GARAGES accessed via Graburn Road.

Offered for sale with the benefit of a FREEHOLD TITLE and NO ONWARD CHAIN, this is a wonderful opportunity for a buyer seeking a home with character, space and potential in one of Formby's most desirable settings.

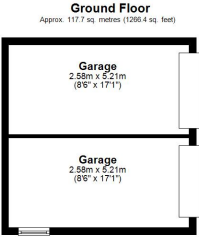













Total area: approx. 193.0 sq. metres (2077.3 sq. feet)  
This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>77</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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