



College Avenue,
Formby, L37 3JL

£1,100,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A STUNNING property that is ideal for the discreet and discerning homeowner. The property is set back from the road and approached along a GATED and TREE-LINED driveway, ensuring PRIVACY for the new owners.

This DETACHED dwelling offers circa 3,900 sq ft and enjoys a mature plot measuring 0.41 OF AN ACRE with a sunny, WEST-FACING rear aspect.

The property has been maintained to an impeccable standard, and the accommodation flows well.

The RECEPTION HALL is light, bright and welcoming. The LOUNGE is magnificent and enjoys a dual aspect with views across the gardens. The DINING ROOM is perfect for formal entertaining, and the OPEN PLAN KITCHEN/DINER is great for daily living and leads into the CONSERVATORY. If you work from home, the STUDY and OFFICE will be useful.

Upstairs won't disappoint either. The GALLERIED LANDING floods the property with light. With FIVE BEDROOMS and FOUR BATHROOMS, there is no shortage of space and facilities. The MAIN BEDROOM offers a calm and tranquil space to retreat from a busy household. The WALK-IN WARDROBE is useful, and the LUXURIOUS EN-SUITE really finishes off this space perfectly.

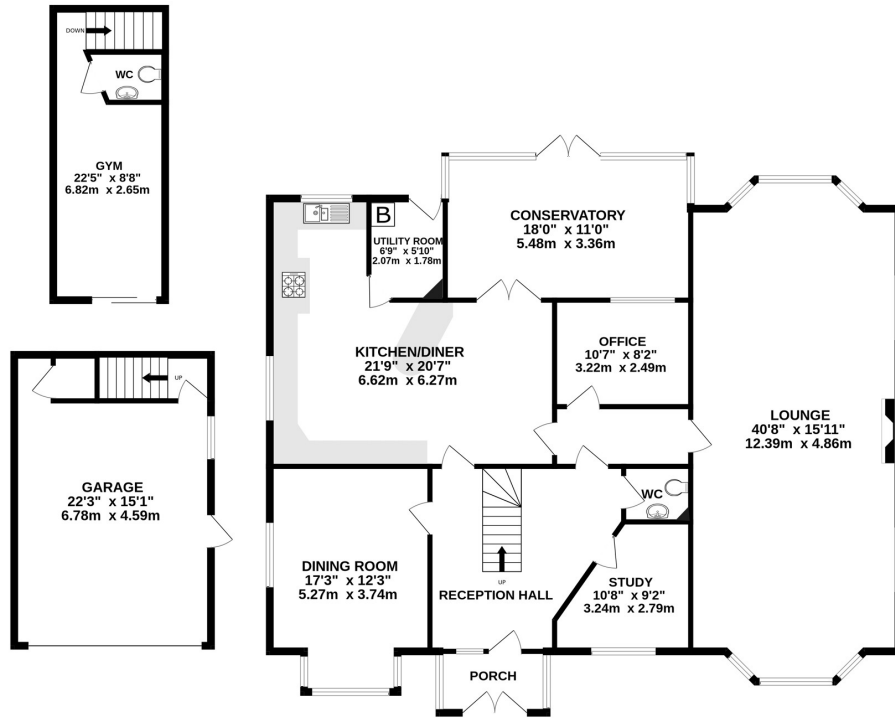
The gardens have given the vendors GREAT PLEASURE over the years. They are varied and abundant, providing something throughout the seasons. There is OFF-ROAD parking for many vehicles and a GARAGE, which has a GYM above.

You really can not appreciate this property until you view. So call us on, 01704 516 626. Follow us on Facebook and Instagram.

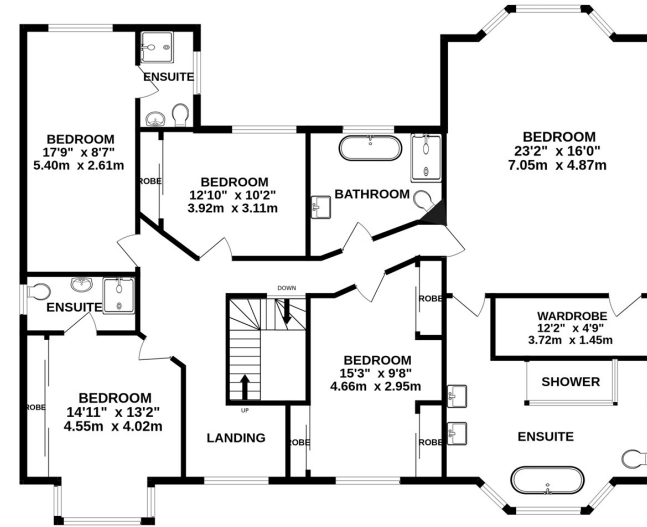




GROUND FLOOR
2339 sq.ft. (217.3 sq.m.) approx.



1ST FLOOR
1570 sq.ft. (145.9 sq.m.) approx.



TOTAL FLOOR AREA : 3909 sq.ft. (363.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	78
(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

