



Hawthorne Crescent,
Formby, L37 4JF

**OFFERS OVER
£450,000**

SM
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ESTATE AGENT

Tucked away within a quiet residential CUL-DE-SAC, this DETACHED FAMILY HOME occupies a GOOD-SIZED PLOT and offers a generous GROSS INTERNAL AREA, providing excellent space for modern family living. The property is well presented throughout, with a neutral palette and good-quality finishes, making it an appealing and straightforward move.

The FLOOR PLAN opens with a welcoming ENTRANCE HALL, finished with wood-effect flooring and recessed lighting, setting the tone for the accommodation beyond. From here, there is access to a DOWNSTAIRS WC and a HOME OFFICE, ideal for home working or study. The main LOUNGE is positioned to the front of the property and is a comfortable, well-proportioned reception room with ample natural light and a traditional focal fireplace.

To the rear, the KITCHEN/DINER forms a sociable hub of the home, arranged with fitted units, integrated appliances and a breakfast bar, and opening via French doors onto the SOUTH-FACING REAR GARDEN. Flowing seamlessly from here is the stunning FAMILY ROOM, a standout space featuring a LANTERN ROOF, full-height glazing and BI-FOLDING DOORS which open directly onto the garden. Flooded with natural light, this room is perfectly suited to entertaining and everyday family life alike.

Upstairs, the first floor offers FOUR GOOD-SIZED BEDROOMS, all well presented and served by a family bathroom. The main bedroom benefits from a modern EN-SUITE SHOWER ROOM. Externally, the property provides OFF-ROAD PARKING for two vehicles leading to a DOUBLE GARAGE, while the enclosed rear garden enjoys afternoon and evening sun and includes a COVERED OUTDOOR COOKING AREA, creating an excellent space for summer entertaining.

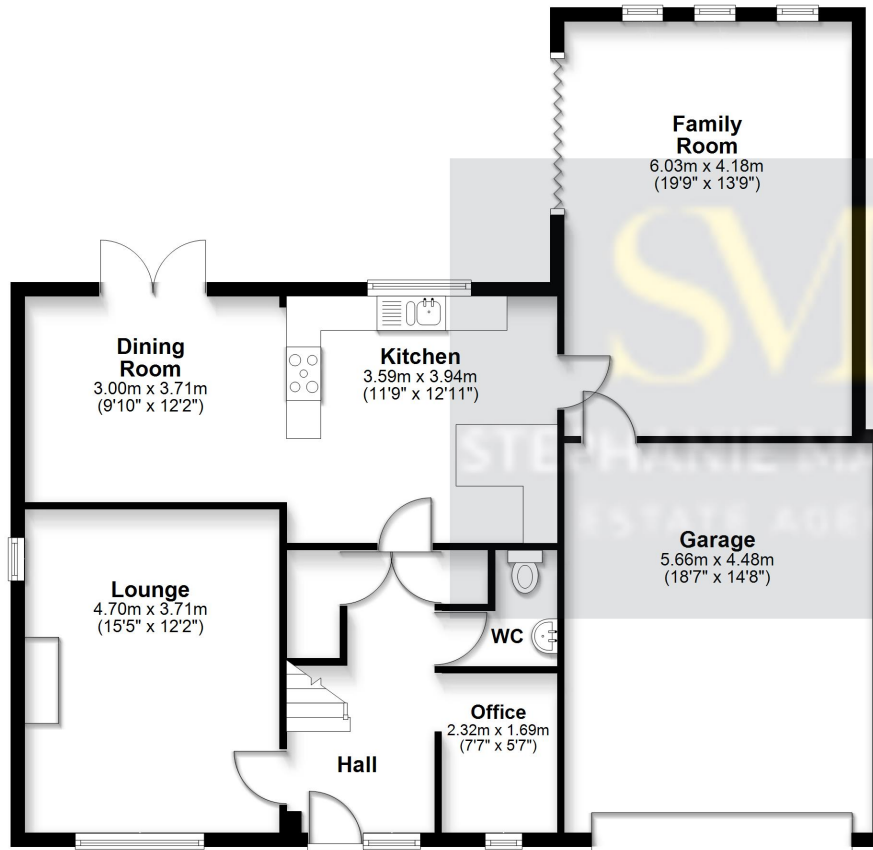






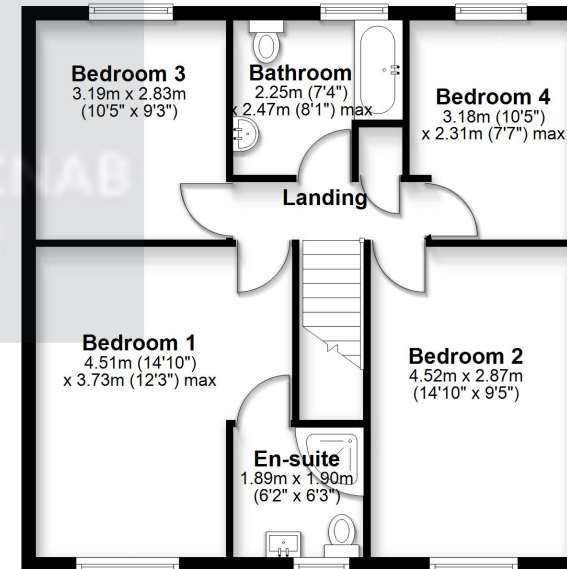
Ground Floor

Approx. 112.2 sq. metres (1207.8 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 172.8 sq. metres (1860.2 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+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			