



Longfield, Formby,
L37 3LD

**OFFERS OVER
£350,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

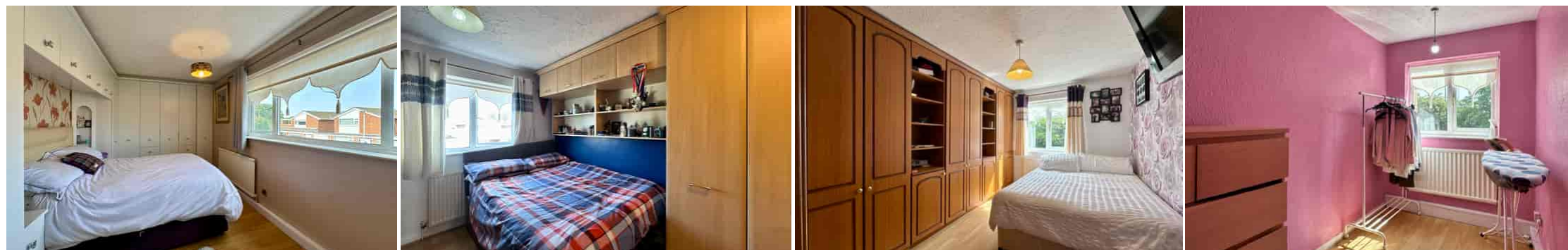
Tucked away in a QUIET CUL-DE-SAC, this well-proportioned LINK-DETACHED FAMILY HOME has been thoughtfully extended to provide FIVE BEDROOMS, generous ground floor living space, and excellent functionality throughout.

The ground floor offers a spacious lounge with feature fireplace and direct access to a bright CONSERVATORY, ideal for relaxing or entertaining. A separate DINING ROOM opens onto the garden, while the well-fitted kitchen includes extensive cabinetry, integrated appliances, and a sociable layout. Additional ground floor features include a UTILITY ROOM, GUEST WC, and a useful GARAGE STORE with an internal fuse board.

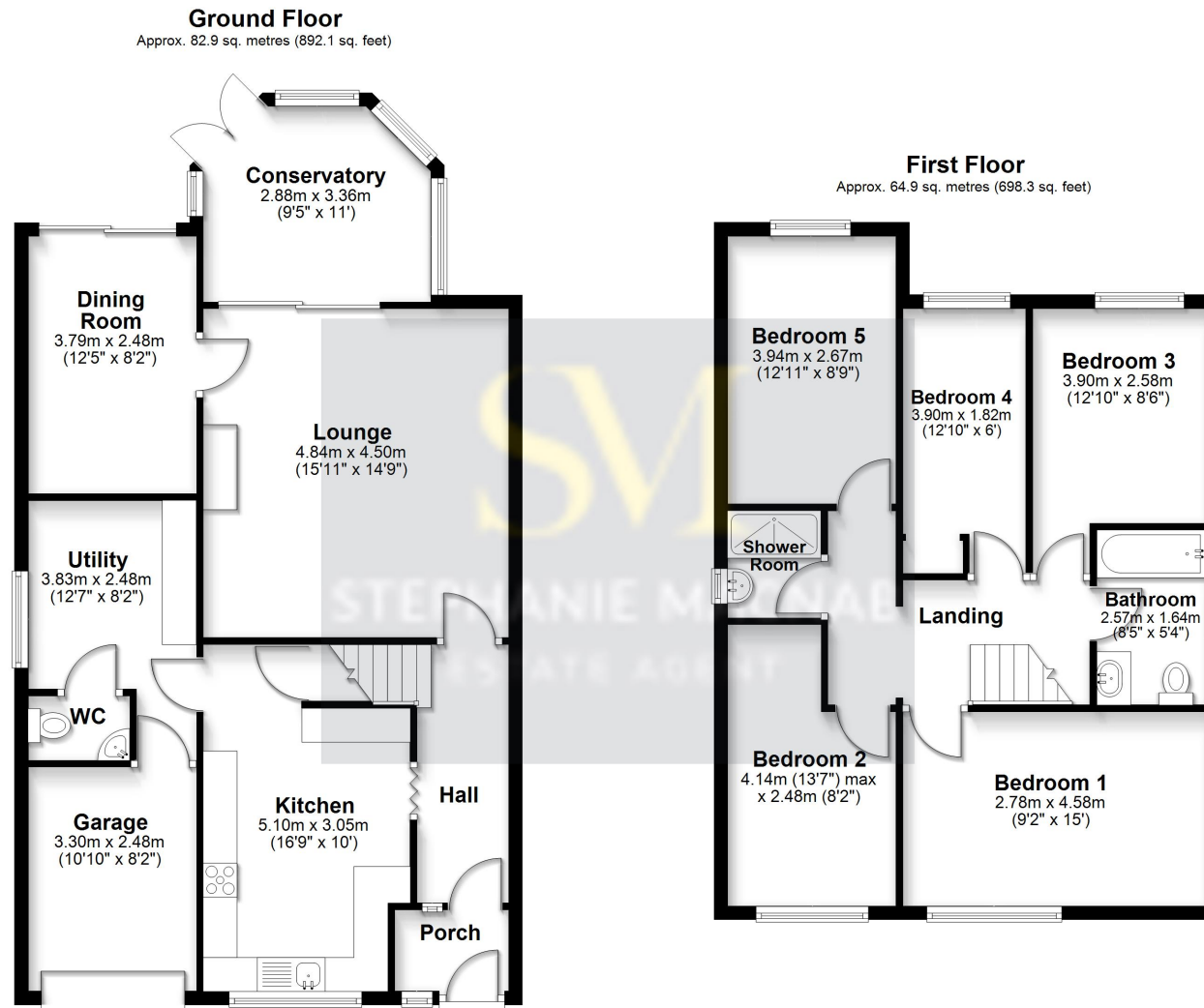
Upstairs, there are five bedrooms arranged around a central landing. The MAIN BEDROOM includes fitted wardrobes, while the remaining rooms offer flexibility for family, guests or home working. A FAMILY BATHROOM and a separate SHOWER ROOM ensure convenience for busy households.

The rear garden is private and well-maintained, with a paved patio, lawn and mature planting.

Further benefits include a LOFT WITH LADDER ACCESS, DRIVEWAY PARKING FOR ONE VEHICLE, and double glazing throughout. The property is ideally suited to growing families seeking space, comfort and a peaceful setting—yet remains well connected to local schools, amenities and commuter routes.







Total area: approx. 147.8 sq. metres (1590.4 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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

