



Barkfield Avenue,
Formby, L37 3JH

Offers Over £950,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this EXCEPTIONAL PROPERTY, a meticulously EXTENDED and RENOVATED residence that presents a REMARKABLE TURN-KEY OPPORTUNITY for discerning homeowners. Nestled in a serene and leafy lane, this home is conveniently located within WALKING DISTANCE to the VILLAGE and TRAIN STATION, offering the perfect blend of tranquillity and accessibility.

As you approach the property, the STRIKING KERB APPEAL immediately captures attention. Upon entering, you are greeted by a beautiful and bright ENTRANCE HALL that sets the tone for the entire residence, leading you to discover the inviting features within.

The ground floor showcases an ELEGANT FRONT LOUNGE, providing a welcoming space to unwind. The OPEN-PLAN DINING KITCHEN and FAMILY AREA create a seamless flow, catering to MODERN LIVING and making it an ideal setting for entertaining guests. French doors open to the rear garden, enhancing the connection between indoor and outdoor spaces.

Adding to the allure of this home is the dedicated HOME OFFICE, a separate WC for convenience, a WALK-IN PANTRY, and a UTILITY ROOM, all thoughtfully designed to meet the practical needs of daily life.

Ascend to the first floor, where a spacious open LANDING awaits, guiding you to the JEWEL IN THE CROWN – the PRINCIPAL BEDROOM SUITE. This lavish retreat includes a DRESSING AREA and an ENSUITE SHOWER, providing a private haven for relaxation. The vaulted ceiling enhances the spacious feeling, creating a truly luxurious atmosphere.

The SECOND BEDROOM also enjoys the convenience of an ENSUITE. Additional well-appointed bedrooms and a stylish family BATHROOM complete the first-floor layout, ensuring ample space for the entire family.

The front-facing rooms feature French doors that open onto the BALCONY, which enjoys a SUNNY ASPECT and provides a perfect spot to soak in the natural surroundings.

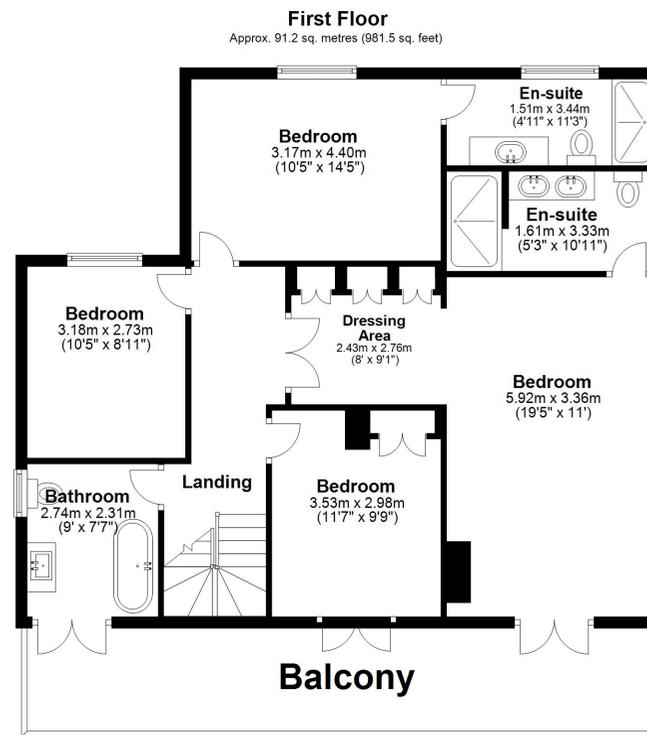
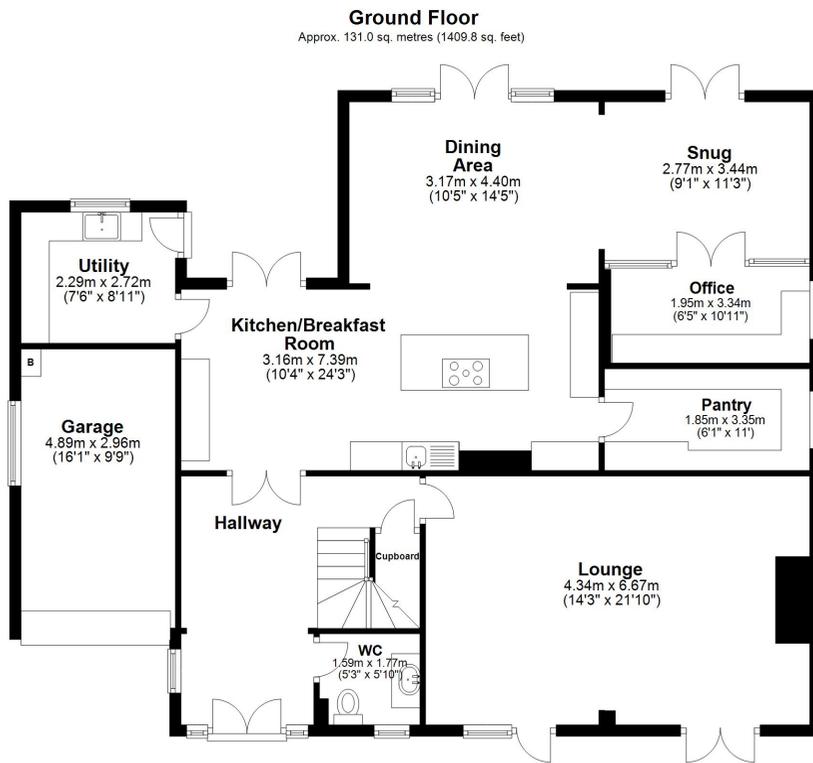
Situated on a generous PLOT measuring 0.24 of an acre, the property boasts a delightful REAR GARDEN, perfect for energetic children and pets. OFF-ROAD PARKING and a GARAGE add to the practicality of this home.

Don't miss the opportunity to view this special property. Call now to schedule a viewing at 01704 516 626 and experience the charm and luxury this residence has to offer.









Total area: approx. 222.2 sq. metres (2391.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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	

