



Holmwood Drive,
Formby, L37 1PG

**OFFERS OVER
£500,000**

SM
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ESTATE AGENT

This beautifully renovated chalet-style detached home offers impressive versatility and is set on a generous 0.17-acre plot with a WEST-FACING REAR GARDEN. The property has been comprehensively refurbished throughout, providing a stylish and flexible layout that suits both CONVENTIONAL TWO-STOREY LIVING and SINGLE-LEVEL LIVING if preferred. Offered FREEHOLD and with NO ONWARD CHAIN, it presents an ideal opportunity for those seeking a good-quality, move-in-ready home in a desirable part of Formby.

The accommodation extends to approximately 1,800 sq ft (excluding the garage), arranged around a welcoming central hallway. The ground floor features a spacious LOUNGE WITH SLIDING DOORS TO THE REAR GARDEN, creating a seamless connection to the outdoor space. The OPEN-PLAN KITCHEN AND DINING AREA forms an excellent social hub for modern family living, finished with sleek contemporary units and integrated appliances. There are also TWO DOUBLE BEDROOMS on this level and a DOWNSTAIRS WC WITH POTENTIAL TO RECONFIGURE INTO A SHOWER ROOM, allowing for comfortable single-storey living if required.

Upstairs, there are two further DOUBLE BEDROOMS and a MODERN FAMILY BATHROOM, with additional EAVES STORAGE. The presentation throughout is excellent, with quality flooring, tasteful décor, and a calm, neutral palette that enhances the natural light.

Externally, the property stands on a PROPORTIONATE 0.17-ACRE PLOT with ample driveway parking, a GARAGE OF APPROX. 160 SQ FT, and beautifully maintained gardens. The WEST-FACING REAR ASPECT ensures plenty of afternoon and evening sunshine, making the garden perfect for entertaining or relaxing outdoors.

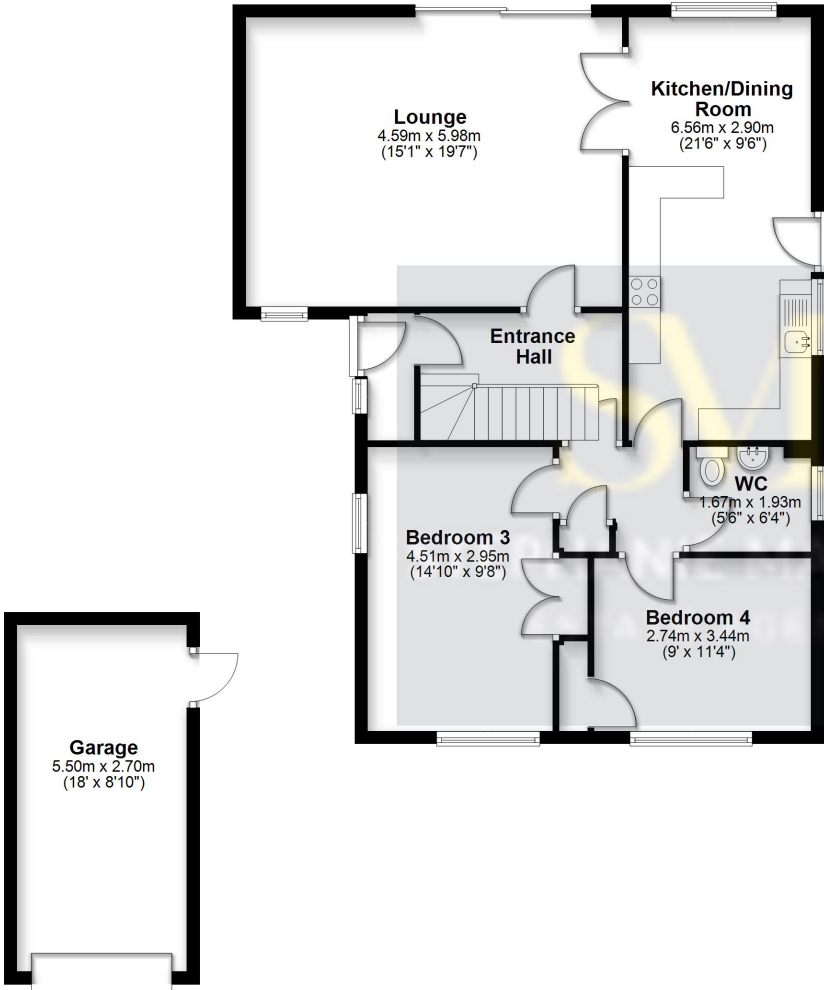
Material information - The property was subject to a fire incident in 2023, but has since been comprehensively renovated, with all necessary repairs, certifications, and approvals in place.





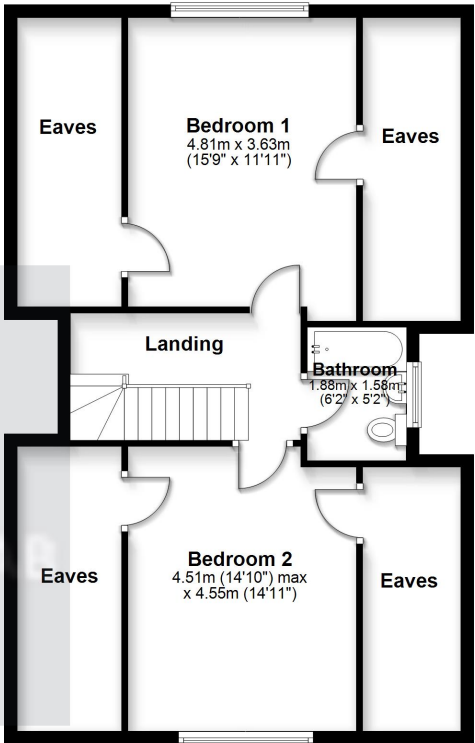
Ground Floor

Approx. 103.4 sq. metres (1112.8 sq. feet)



First Floor

Approx. 80.0 sq. metres (860.6 sq. feet)



Total area: approx. 183.3 sq. metres (1973.4 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	73	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

