



Old Town Lane,
Formby, L37 3HP

Offers Over £775,000

SM

STEPHANIE MACNAB
ESTATE AGENT

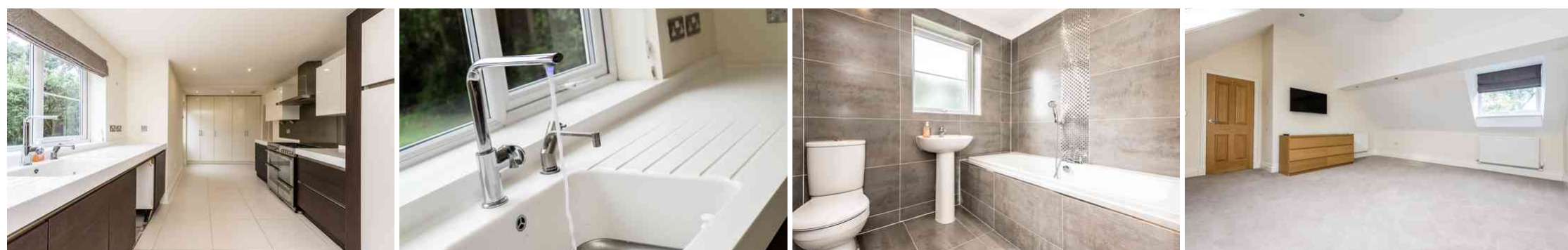
Resting on a private plot in a prestigious location this property enjoys a generous 1/4 of an acre. The house offers a wealth of living space and the floorplan extends to an impressive 4,000 sq ft internally. T

There is plenty of scope for the new owners to extend and reconfigure to reflect current trends for an open-plan kitchen/diner to the rear. The current owners have had plans prepared and copies can be made available.

The accommodation is arranged over three floors and comprises - entrance hall, lounge with French doors to the rear garden, dining room, home office, large sitting room, the kitchen also has French doors to the rear, utility room. Upstairs, the master suite has a dressing area and en-suite bathroom, second bedroom and en-suite shower room, a further two bedrooms with a Jack and Jill shower room arrangement and separate family bathroom. On the second floor, there are a further two bedrooms and shower room. Please note four rooms have been virtually furnished. Energy rating C.

Outside, the rear garden is immaculately maintained and enjoys a southerly aspect and the front offers secure, extensive parking.

The property is being offered with a Freehold title and no onward chain.

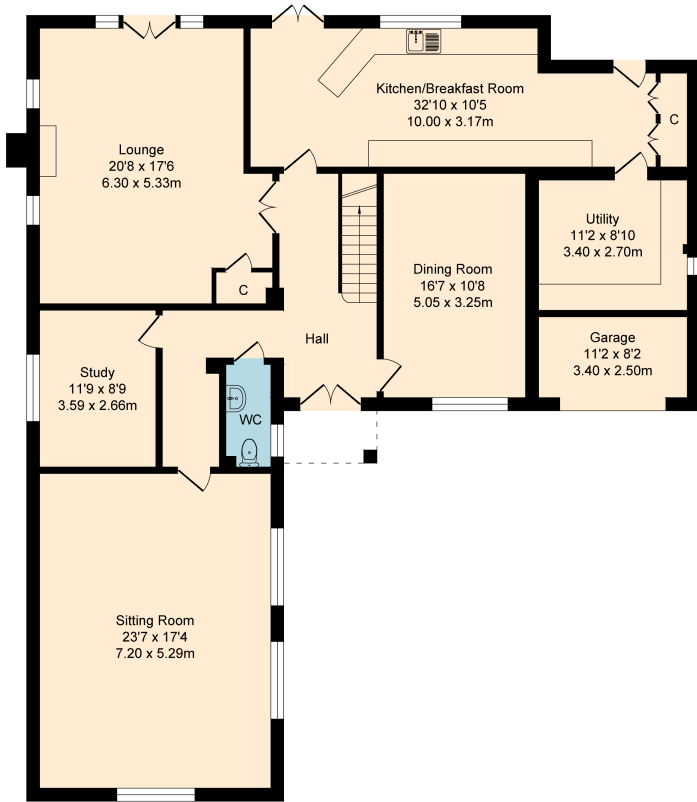




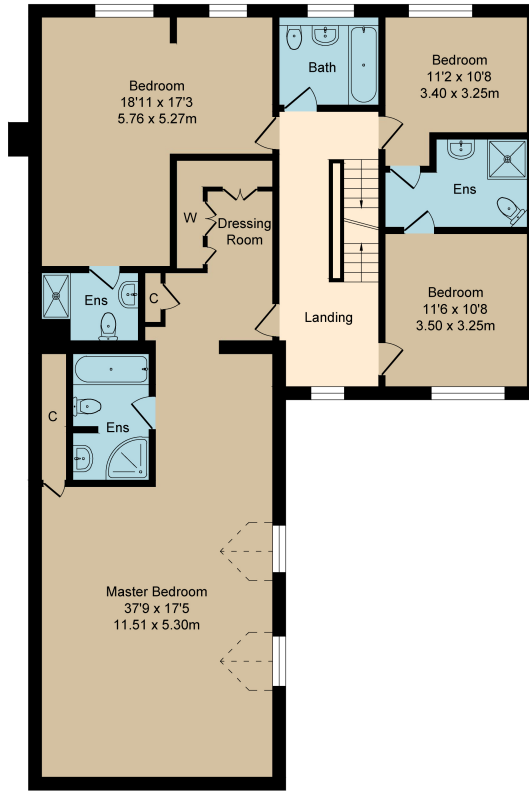
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Total Approx. Floor Area 4055 Sq.ft. (376.7 Sq.M.)

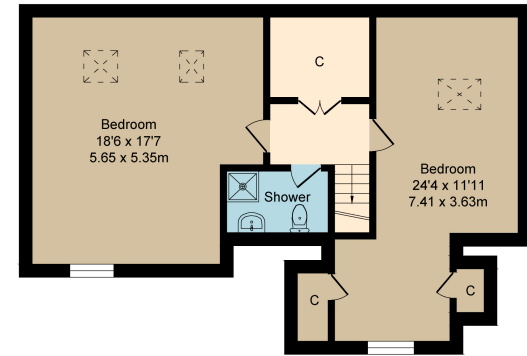
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 1819 Sq.Ft (169.0 Sq.M.)



First Floor
Approx. Floor Area 1520 Sq.Ft (141.2 Sq.M.)



Second Floor
Approx. Floor Area 716 Sq.Ft (66.55 Sq.M.)

