



Deansgate Lane North,  
Formby, L37 7ES

**OFFERS OVER**  
**£325,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

A beautifully presented and thoughtfully updated DETACHED FAMILY HOME offering a superb balance of living and entertaining space, with a LARGE REAR LOUNGE opening onto the garden, a CONTEMPORARY KITCHEN installed in 2024, and a series of recent improvements throughout. Positioned within a popular residential setting, this is a TURNKEY home with modern finishes, practical layout and excellent natural flow.

The accommodation begins with an enclosed PORCH leading into a welcoming ENTRANCE HALL, with access to a modernised GROUND FLOOR WC. To the front, a DINING ROOM provides a versatile reception space, ideal for formal dining or additional living. To the rear, the main LOUNGE is a standout feature, generous in size and enhanced by French doors opening directly onto the garden, creating a strong connection between inside and out. The KITCHEN, replaced in 2024, is fitted with a modern Wren design and integrated appliances (still under warranty), and leads through to a useful UTILITY ROOM.

To the first floor, the property offers three well-proportioned BEDROOMS, all comfortably accommodating bedroom furniture, with the main bedroom particularly well-sized. A reconfigured FAMILY BATHROOM (2022) serves the first floor, finished with a contemporary suite and clean, modern styling.

Externally, the property enjoys a pleasant rear garden, ideal for both family use and entertaining, with the benefit of French doors from the lounge enhancing usability. The front provides off-road parking and an attractive approach.

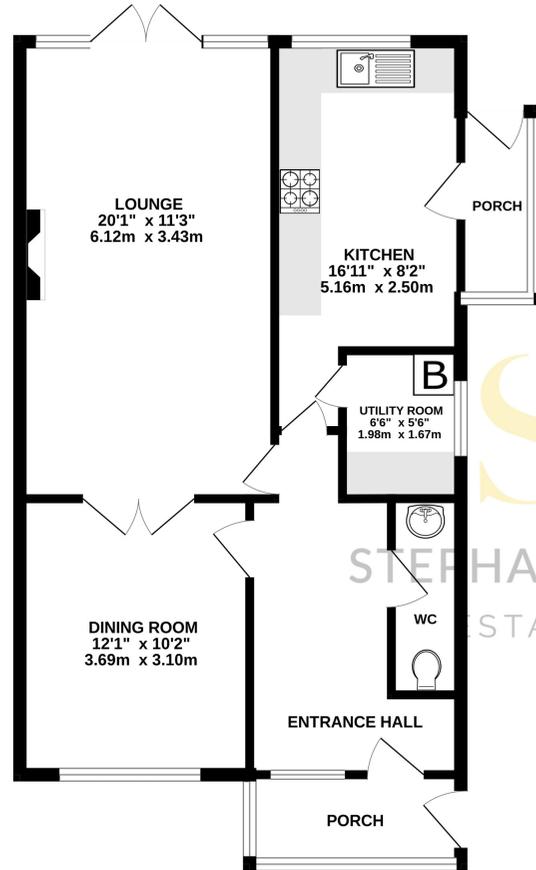
The property has been consistently improved since purchase, including a new kitchen (2024), updated bathroom (2022), replacement ground floor WC (2023), new radiators with Hive-controlled heating system, upgraded consumer unit, media wall with electric fire, and ongoing redecoration, replastering and new flooring throughout, creating a home that is ready to move straight into.



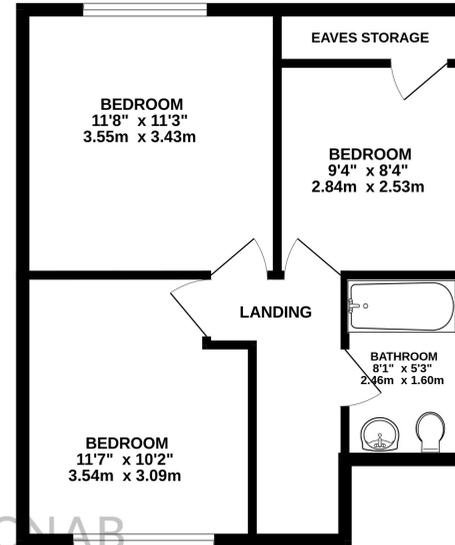




GROUND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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