



Thirlmere Avenue,
Formby, L37 4ER

OFFERS OVER
£260,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This well-presented home has been thoughtfully improved by the current owner and offers comfortable, well-balanced accommodation with a strong emphasis on MODERN LIVING. With a WEST-FACING rear aspect and a high-quality GARDEN OFFICE, the property will appeal to a wide range of buyers looking for a ready-to-move-into home with flexible space both inside and out.

The layout begins with a recently added PORCH, providing useful cloaks storage before opening into the main living accommodation. The LOUNGE is a welcoming space, centred around a GAS STOVE installed circa 2021, creating a warm focal point. To the rear of the house, the KITCHEN DINER has been comprehensively upgraded and forms the heart of the home, with French doors opening directly onto the garden, allowing excellent natural light and a seamless connection to the outside.

The kitchen was supplied and fitted by Acorn Kitchens of Formby in April 2024 and features contemporary cabinetry and finishes, designed with both everyday use and entertaining in mind. The open-plan dining area comfortably accommodates a family table, making this a practical and sociable space. Upstairs, the first floor provides THREE BEDROOMS alongside a modern FAMILY BATHROOM, offering a straightforward and functional arrangement well suited to couples, families or downsizers alike.

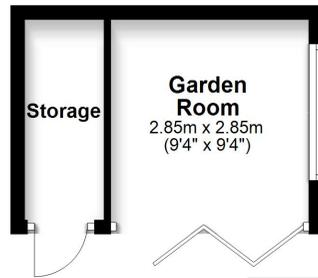
Externally, the property benefits from OFF-ROAD PARKING to the front and an enclosed REAR GARDEN enjoying a WEST-FACING aspect. A particular highlight is the garden office, installed in June 2023 by Baltic Bespoke. Constructed with a concrete base, timber frame and decking, it offers an excellent level of build quality and finish, providing an ideal space for home working, hobbies or a gym.





Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 86.3 sq. metres (929.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
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	73	78
(55-68)	D		
(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	

