



Victoria Road, Formby,
L37 7DB

£895 pcm

SM

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ESTATE AGENT

Set in the sought-after Freshfield area, this incredibly spacious first-floor flat offers generous accommodation across two levels, with its OWN PRIVATE ENTRANCE, ALLOCATED PARKING and a SMALL COURTYARD GARDEN. Positioned directly above long-established local shops, it provides a superbly convenient lifestyle with the train station, cafés, and amenities literally on the doorstep.

The accommodation is larger than expected. The bright KITCHEN DINER enjoys dual-aspect windows, modern flooring and plenty of storage space, while the adjoining LOUNGE features a vaulted ceiling, exposed beam and a central chimney breast, creating a welcoming, characterful living area.

The main level also includes a WELL-PROPORTIONED DOUBLE BEDROOM and a modern SHOWER ROOM, along with an unusually spacious landing area that enhances the sense of flow and natural light.

A feature staircase leads to the IMPRESSIVELY LARGE LOFT BEDROOM, complete with a window and VELUX ROOF LIGHT that floods the room with daylight. This versatile upper floor could serve equally well as a main bedroom, home office or creative studio.

Outside, the property benefits from a PRIVATE COURTYARD — perfect for sitting out — and an ALLOCATED PARKING SPACE accessed from the rear.

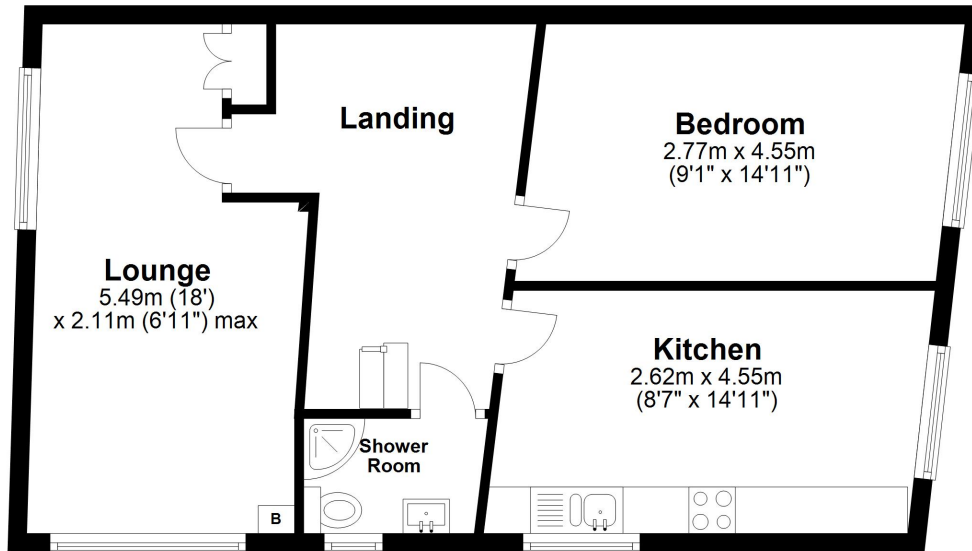
With neutral décor and available immediately, this is a rare opportunity to secure a flat in one of Freshfield's most convenient locations.





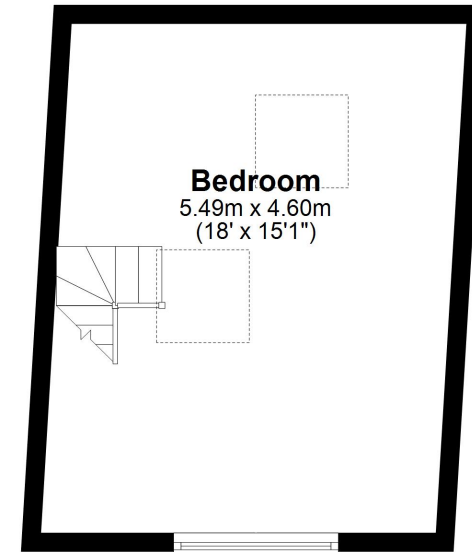
Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



First Floor

Approx. 23.4 sq. metres (252.0 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		