



Green Lane, Formby,
L37 7BH

Offers Over
£1,000,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this STUNNING PROPERTY in the heart of the picturesque Freshfield suburb, where LUXURY meets TRANQUILITY. Meticulously RENOVATED throughout, this TURNKEY opportunity is a testament to TIMELESS ELEGANCE and MODERN COMFORT. Situated on a generous PLOT measuring 0.24 acres, the grounds surrounding the home are a true spectacle, offering a riot of colour that evolves beautifully with each passing season.

Spanning an impressive GROSS INTERNAL AREA exceeding 2,500 sq ft, the FLOORPLAN seamlessly illustrates the thoughtful layout of this home. As you cross the threshold, a bright and welcoming ENTRANCE HALL sets the tone for the entire home. The dual-aspect LOUNGE, featuring a wood-burning stove, provides an inviting space for entertaining guests.

The real SHOWSTOPPER lies in the OPEN-PLAN KITCHEN, DINING, and LIVING SPACE. Magnificent in every aspect, this area is further enhanced by a stunning outlook across the meticulously LANDSCAPED GARDEN. The kitchen itself is a timeless classic, blending functionality with a sophisticated aesthetic.

Journeying upstairs, the property boasts not one, but TWO MAIN SUITES, each exuding luxury and comfort. Complemented by THREE ADDITIONAL BEDROOMS and a well-appointed family SHOWER ROOM, this home provides ample space for a growing family or hosting overnight guests.

The outdoor space is a true oasis, with mature and abundant gardens offering both privacy and a connection to nature. For added convenience, there is OFF-ROAD PARKING for several vehicles and a DOUBLE GARAGE.

NO ONWARD CHAIN means that the transition to becoming the proud owner of this house can be swift and seamless.

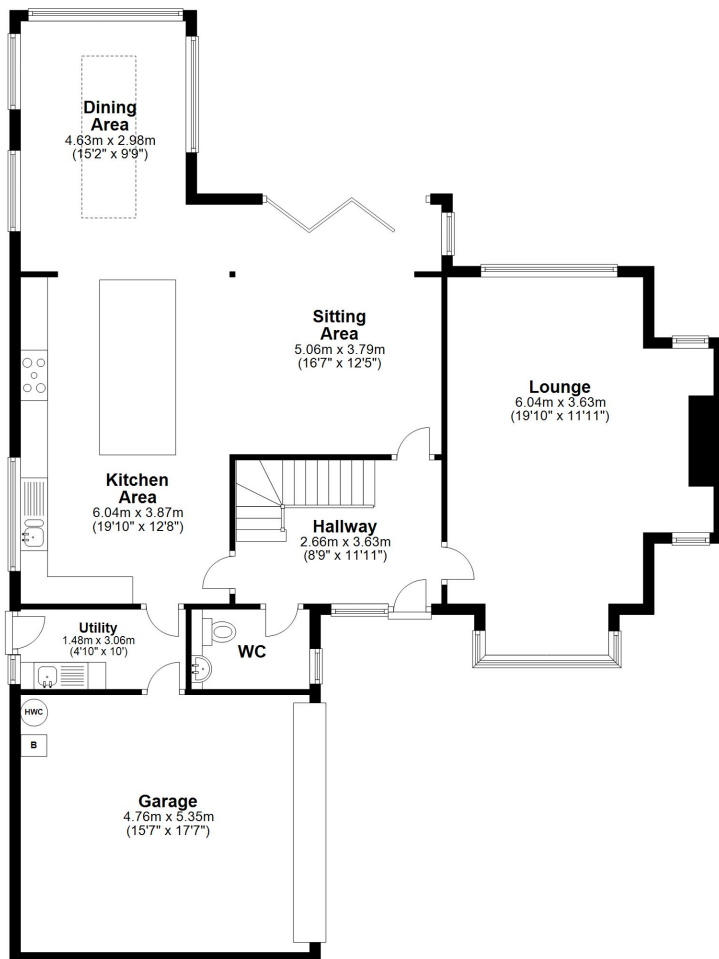
In conclusion, this property is a gem in the sought-after Freshfield suburb, offering a perfect blend of modern luxury, classic charm, and natural beauty. Don't miss the opportunity to make this elegant home yours—call now to schedule a viewing.





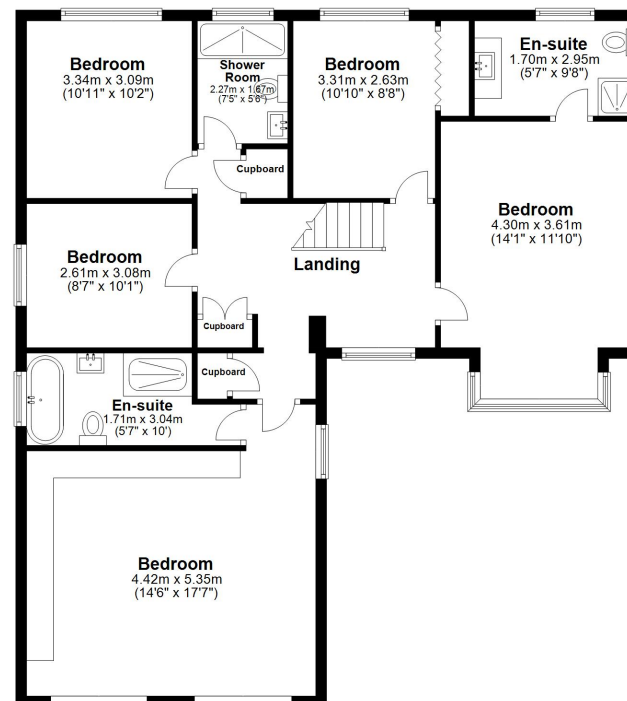
Ground Floor

Approx. 130.1 sq. metres (1400.6 sq. feet)



First Floor

Approx. 104.9 sq. metres (1128.7 sq. feet)



Total area: approx. 235.0 sq. metres (2529.3 sq. feet)

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		
(55-68)	D	67	77
(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	

