



St Annes Path, Formby,
L37 7AU

£500,000

SM

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ESTATE AGENT

Situated in a QUIET, LEAFY CUL-DE-SAC with only a handful of neighbours, this DETACHED FAMILY HOME offers a wonderful opportunity for buyers looking to put their own stamp on a property. Built by Jones Homes in the late 1980s, alongside the larger York Close development, the house has been lovingly maintained by the same owners for 35 years and is now ready for a new chapter.

From the moment you arrive, the home impresses with its ATTRACTIVE KERB APPEAL, complemented by a charming COBBLED DRIVEWAY with space for two cars. Step inside to find a welcoming ENTRANCE HALL, leading to a SPACIOUS DUAL-ASPECT LOUNGE, perfect for relaxing or entertaining. The DINING KITCHEN is the heart of the home, offering a great space for family meals and opening seamlessly into the CONSERVATORY, which overlooks the garden. A UTILITY ROOM and DOWNSTAIRS WC add convenience, while the original double garage has been partially converted into a HOME OFFICE—a fantastic addition for those who work remotely or require extra living space.

Upstairs, the property offers FOUR WELL-PROPORTIONED BEDROOMS, including a MAIN BEDROOM with EN-SUITE, along with a FAMILY BATHROOM. The layout is perfect for growing families, providing flexibility and comfort.

BEAUTIFULLY MAINTAINED REAR GARDEN gave the vendor a great source of pleasure over the years. With mature planting and a peaceful ambience, it offers the perfect space for outdoor enjoyment.

Located in a sought-after area, this home provides both PRIVACY and CONVENIENCE, with excellent local amenities, schools, and transport links nearby. With NO ONWARD CHAIN, this is a rare opportunity to secure a home in a highly desirable location and make it your own.

Don't miss out – call now to arrange a viewing on 01704 516 626.







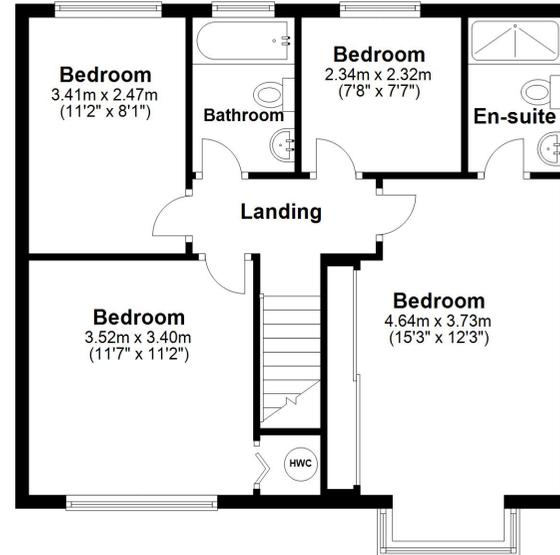
Ground Floor

Approx. 111.1 sq. metres (1196.3 sq. feet)



First Floor

Approx. 59.3 sq. metres (637.9 sq. feet)



Total area: approx. 170.4 sq. metres (1834.3 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		69	81

EU Directive 2002/91/EC