



College Avenue,
Formby, L37 1LE

**OFFERS OVER
£1,000,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This magnificent VICTORIAN SEMI-DETACHED RESIDENCE occupies a PRIVATE 0.38 ACRE PLOT and has undergone a comprehensive, sympathetic renovation, seamlessly blending period elegance with high-spec contemporary finishes. Set behind secure gates with a generous gravel driveway, the house enjoys a beautifully landscaped front garden with EAST, SOUTH and WEST-FACING ASPECTS, offering sunshine from morning through to evening.

Internally, the property retains an abundance of CHARACTER FEATURES including deep skirtings, ORIGINAL SASH-STYLE WINDOWS, decorative coving, and grand proportions throughout. A mosaic-floored entrance vestibule leads into a wide and welcoming reception hall. Two superbly proportioned RECEPTION ROOMS provide elegant and versatile living space, while the rear of the home centres around a striking OPEN-PLAN KITCHEN, DINING AND LIVING AREA—perfect for both relaxed family life and entertaining. The kitchen is finished with premium DEKTON WORKTOPS and features a SUB-ZERO FRIDGE, twin MIELE OVENS, and an INTEGRATED DISHWASHER. French doors open onto a generous WEST-FACING TERRACE, ideal for alfresco dining.

Upstairs, a GRAND SPLIT-LEVEL LANDING adds drama and light, with a charming SITTING AREA nestled under an arch—an ideal reading nook or retreat. The MAIN BEDROOM is a wonderfully spacious double, complemented by three further well-sized BEDROOMS. The layout also includes a large FAMILY BATHROOM with freestanding tub and separate SHOWER ROOM, all finished to an excellent standard.

The LOWER GROUND FLOOR offers a TRADITIONAL CELLAR and TWO ADDITIONAL STORE ROOMS, while outside, the landscaped gardens wrap around the property with mature planting and a central dining terrace beneath a pergola. The secure, gravelled driveway provides extensive PARKING and a stylish first impression.

NO ONWARD CHAIN.



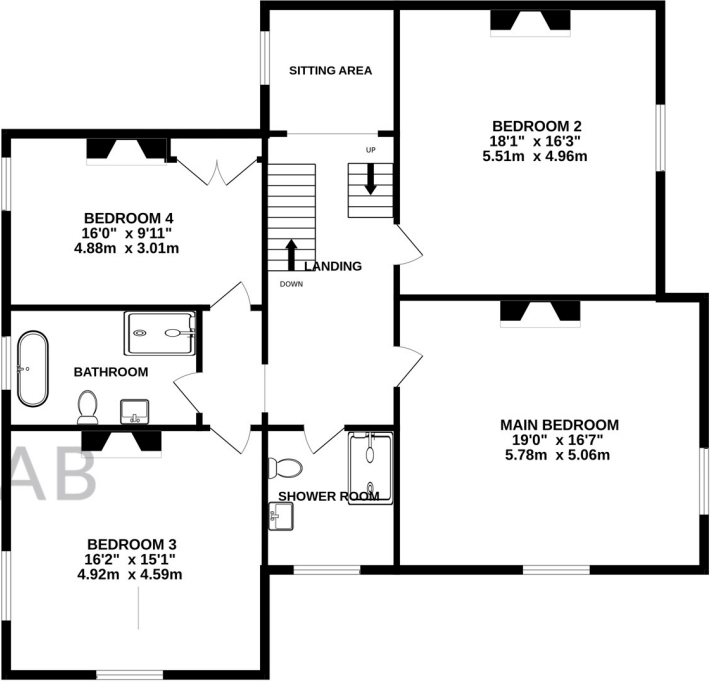
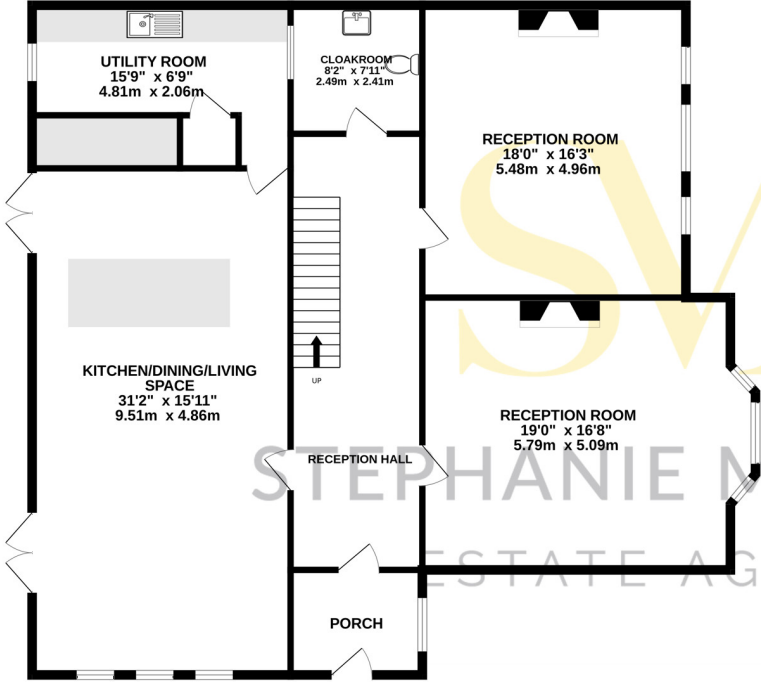
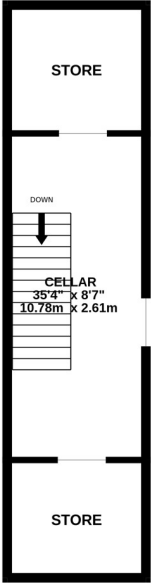




BASEMENT
302 sq.ft. (28.0 sq.m.) approx.

GROUND FLOOR
1597 sq.ft. (148.4 sq.m.) approx.

1ST FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA : 3290 sq.ft. (305.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	