



Park Road, Formby,  
L37 6ES

OFFERS OVER  
£325,000

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

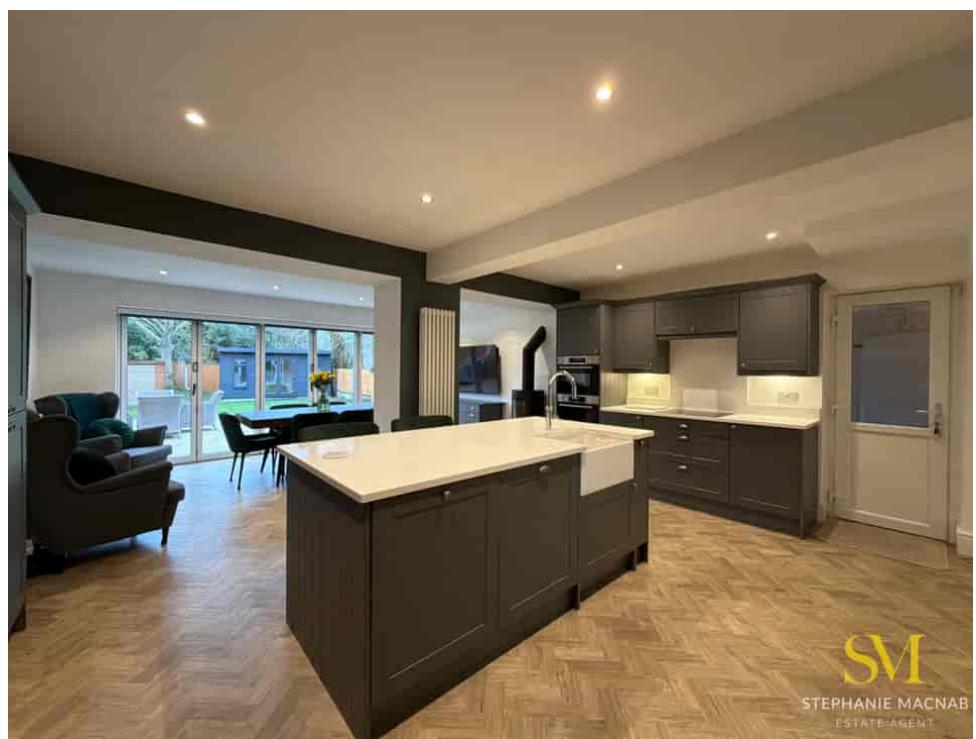
This EXTENDED, TURNKEY semi-detached home has been thoughtfully RENOVATED and RECONFIGURED to create a stylish, practical home that works exceptionally well for modern family life. Set back behind a smart block-paved driveway and enjoying a SOUTHERLY FACING rear garden, the property presents beautifully from first glance through to the garden office at the foot of the plot.

The ENTRANCE HALL sets the tone, leading into a comfortable front-facing LOUNGE where a WOOD-BURNING STOVE provides a clear focal point and a cosy contrast to the contemporary finish seen throughout. To the rear, the property opens into a generous OPEN-PLAN KITCHEN AND DINING SPACE, finished with a WREN FITTED KITCHEN incorporating QUARTZ WORK SURFACES, integrated appliances and a QUOOKER TAP. The large central island anchors the space, while BI-FOLDING DOORS draw natural light in and connect seamlessly with the garden.

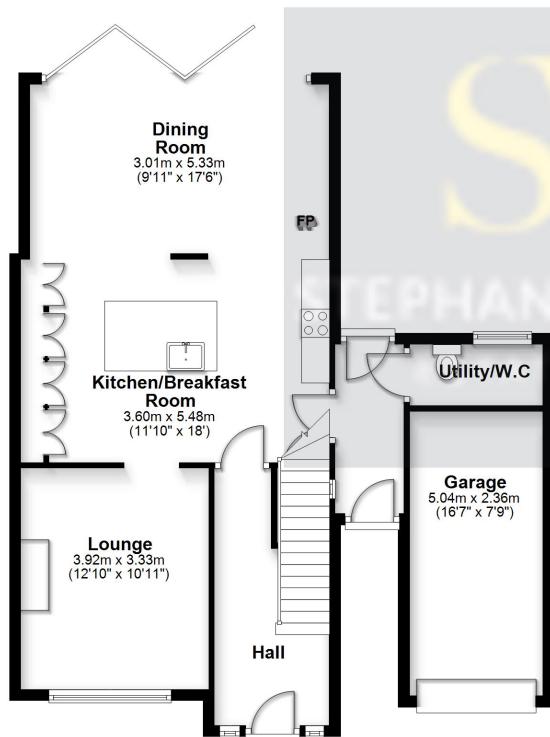
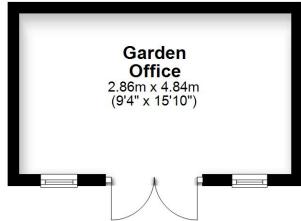
Upstairs, the first floor offers THREE WELL-PROPORTIONED BEDROOMS and a smartly appointed FAMILY BATHROOM. The main bedroom benefits from NEW FITTED WARDROBES, while replacement internal doors and consistent flooring enhance the sense of cohesion. The loft is fitted with a ladder and houses the BAXI COMBI BOILER, keeping services neatly organised and out of sight.

Externally, the rear garden is a real highlight. A raised decked seating area provides an ideal spot for outdoor dining, with a generous lawn beyond and mature boundaries offering privacy. At the end of the garden sits a fully insulated GARDEN OFFICE, an excellent space for home working, hobbies or overflow accommodation. A single garage incorporates a UTILITY AREA and GROUND FLOOR WC, and the driveway includes an ELECTRIC CAR CHARGING POINT, completing a home that is as practical as it is polished.



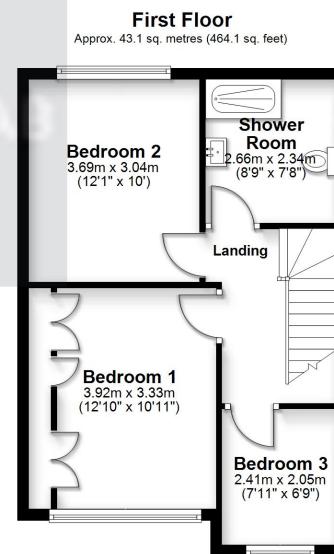


**Ground Floor**  
Approx. 93.9 sq. metres (1011.2 sq. feet)



Total area: approx. 137.1 sq. metres (1475.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	83
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



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