



Park Road, Formby,
L37 6ES

OFFERS OVER
£325,000

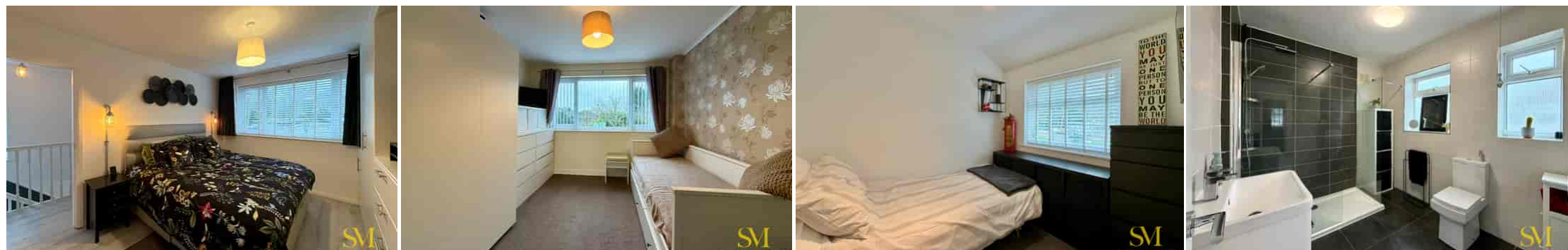
SM
STEPHANIE MACNAB
ESTATE AGENT

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+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	83
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		