



Piercefield Road,  
Formby, L37 7DQ

**£800,000**

**SM**

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ESTATE AGENT

Occupying an impressive 0.42 ACRE PLOT WITH A SOUTH-FACING REAR ASPECT, this substantial FREEHOLD detached house offers a rare opportunity on one of Formby's very desirable roads . The property presents significant potential, whether as a MAJOR RENOVATION PROJECT or as a DEVELOPMENT OPPORTUNITY, with scope for one or multiple dwellings or potentially apartments, subject to the necessary planning consents. Alternatively, the existing home extends to over 3,200 sq ft and retains a number of character features, offering the chance to restore and create a magnificent family residence.

The accommodation is introduced via a SPACIOUS ENTRANCE HALL, setting the tone for the generous proportions found throughout the house. To the front, the LOUNGE is a large reception room with excellent natural light. In addition, there is a SEPARATE DINING ROOM and a further SITTING ROOM, providing flexible living space suited to family life or entertaining.

To the rear of the property, the KITCHEN is complemented by a useful PANTRY, while a CLOAKROOM and GROUND FLOOR WC provide additional practicality. The current layout offers a strong foundation for reconfiguration should a purchaser wish to modernise the internal arrangement.

The FIRST FLOOR provides extensive family accommodation with SIX BEDROOMS, together with a BATHROOM and separate SHOWER ROOM, all arranged around a central landing.

Externally, the property sits comfortably within its SUBSTANTIAL 0.42 ACRE PLOT, with the SOUTH-FACING REAR GARDEN providing excellent outdoor space and further highlighting the development potential of the site. The property is offered to the market with NO ONWARD CHAIN, allowing for a straightforward transaction.







Total area: approx. 300.2 sq. metres (3231.4 sq. feet)

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

