



Harington Close,
Formby, L37 1XP

Offers Over £500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing a DETACHED HOUSE that has been meticulously designed to create an ON-TREND family home with a perfect blend of STYLE and VERSATILITY. Boasting a recent EXTENSION and RENOVATION, this property offers a coveted OPEN-PLAN LIVING SPACE that caters to the modern lifestyle, complemented by the convenience of a DOWNSTAIRS OFFICE/FIFTH BEDROOM.

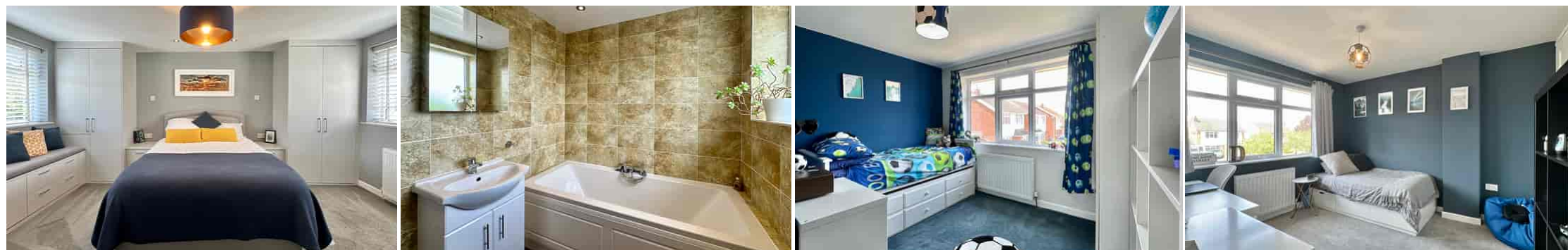
Upon entering the property through the PORCH, you are greeted by an elegant ENTRANCE HALL with a WC, setting the tone for the impeccable design throughout. The ground floor presents a separate LOUNGE, providing a peaceful retreat for relaxation. The true heart of the home lies in the open-plan living space, seamlessly combining a MODERN KITCHEN and a UTILITY ROOM to ensure both practicality and contemporary aesthetics.

Ascending to the first floor, you will discover FOUR GENEROUSLY SIZED BEDROOMS, offering ample space for the entire family. A stylish family SHOWER ROOM serves the bedrooms. The main bedroom enjoys the luxury of a dual aspect, filling the space with natural light and an EN-SUITE BATHROOM, providing a private sanctuary for relaxation.

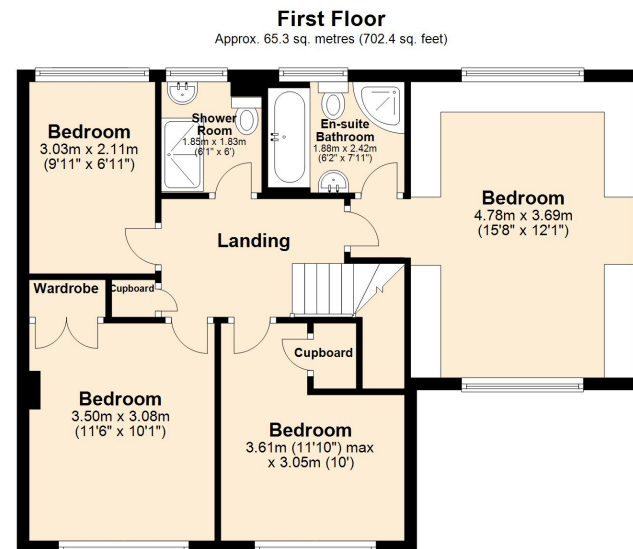
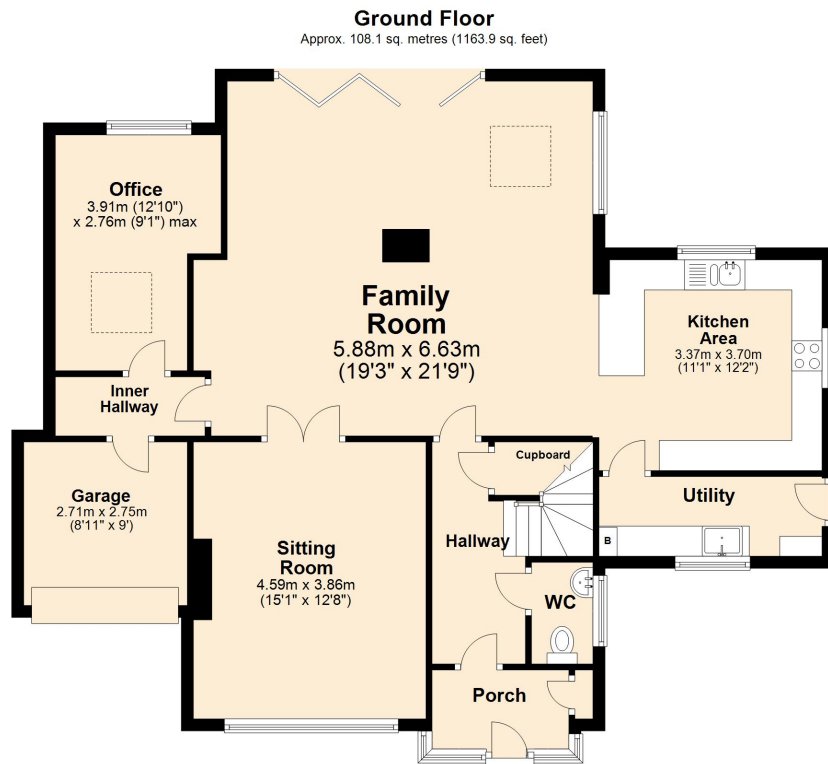
The exterior of the property is equally impressive. OFF-ROAD PARKING is available for two cars, ensuring convenience for busy households. A useful GARAGE store offers additional storage space for your belongings. The rear GARDEN, with its SOUTHERLY aspect, provides a tranquil outdoor retreat, ideal for enjoying the sunshine and creating cherished memories with loved ones.

Not only has this exceptional property been EXTENDED, but it has also received a comprehensive external FACELIFT, including the installation of all new windows, fascias, and gutters. A new porch adds an elegant touch to the entrance. The interior has been thoughtfully enhanced with the addition of new solid interior doors on the ground floor. Moreover, a rewire, replacement radiators, and plumbing has been undertaken to ensure modern functionality throughout.

Don't miss the opportunity to experience the beauty and flexibility of this transformed family home. Call now on 01704 516 626 to arrange a viewing.







Total area: approx. 173.4 sq. metres (1866.3 sq. feet)

Plan produced using PlanUp.

