



Sandringham Road,  
Formby, L37 6EG

**OFFERS OVER  
£500,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This MODERN DETACHED HOME offers stylish, turn-key living in a secure setting, perfectly designed for contemporary lifestyles. The well-planned layout features a welcoming entrance hall, a SPACIOUS LOUNGE, and a superb OPEN-PLAN KITCHEN, DINING AND LIVING SPACE to the rear, with bi-fold doors opening onto the garden – ideal for both everyday living and entertaining. A convenient DOWNSTAIRS WC adds to the practicality.

Upstairs, there are THREE DOUBLE BEDROOMS, including a generous MAIN BEDROOM with EN-SUITE SHOWER ROOM and WALK-IN WARDROBE, plus a modern family bathroom.

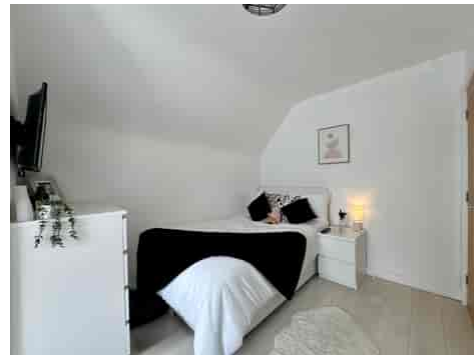
Outside, the property boasts a LOW-MAINTENANCE WEST-FACING REAR GARDEN, complete with a GARDEN OFFICE/STUDIO, additional office space, utility room, and WC. Set BEHIND ELECTRIC GATES, the block-paved driveway provides excellent privacy and parking.

This impressive home has been FULLY MODERNISED THROUGHOUT and also benefits from APPROVED PLANNING PERMISSION for a TWO-STOREY SIDE EXTENSION (approval dated 25/04/2025), offering scope for future growth.





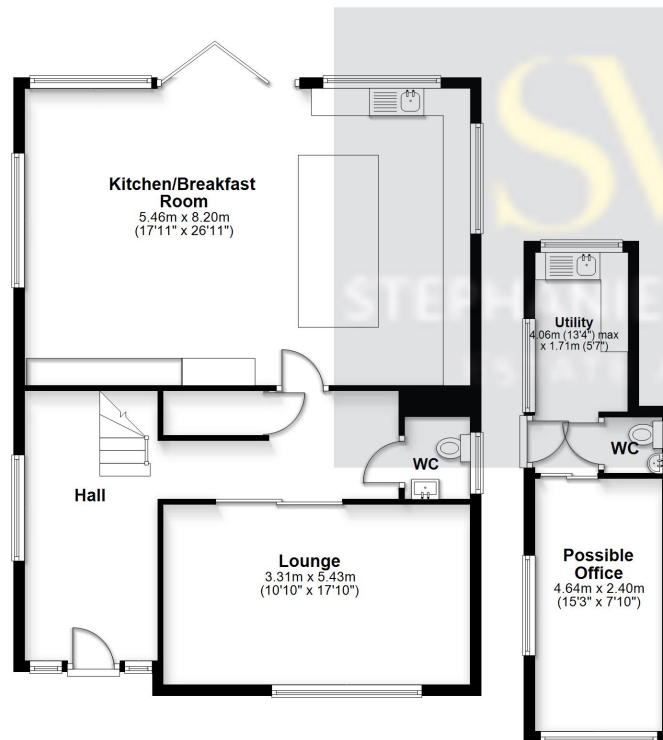
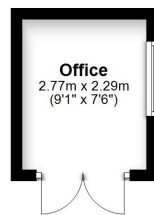






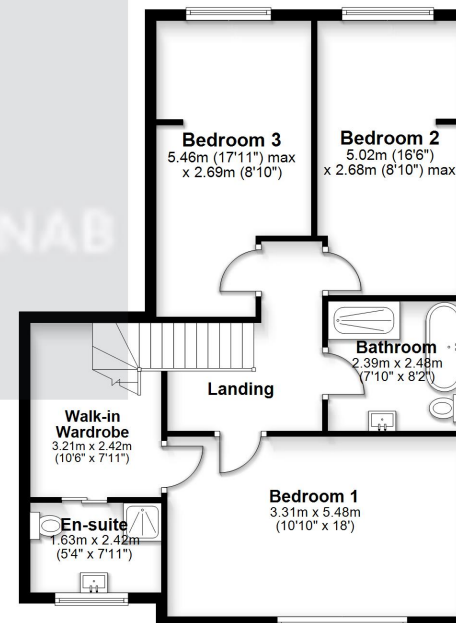
### Ground Floor

Approx. 113.3 sq. metres (1220.1 sq. feet)



### First Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



Total area: approx. 185.9 sq. metres (2000.8 sq. feet)

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