



Gorse Way, Formby,
L37 1PB

£550,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Gorse Way – Spacious FOUR-BEDROOM home with WEST-FACING garden and NO CHAIN

Located in a well-regarded residential area close to the highly sought-after Larkhill Lane, Gorse Way is a popular spot within walking distance of Larkhill Fields, where many neighbouring homes have already seen significant investment and improvement.

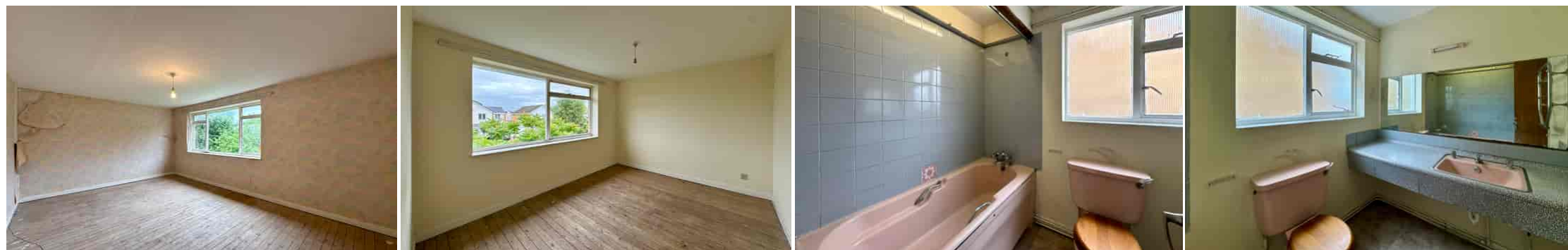
This four DETACHED PROPERTY presents a superb opportunity for those LOOKING TO MODERNISE AND ADD VALUE. It offers over 1,570 sq ft of accommodation, with a well-balanced layout ideal for family living.

The ground floor includes a large dual-aspect LOUNGE, separate DINING AREA, and a good-sized KITCHEN overlooking the garden, along with a WC, hallway storage, and internal access to the INTEGRAL GARAGE.

Upstairs are four bedrooms, a family bathroom.

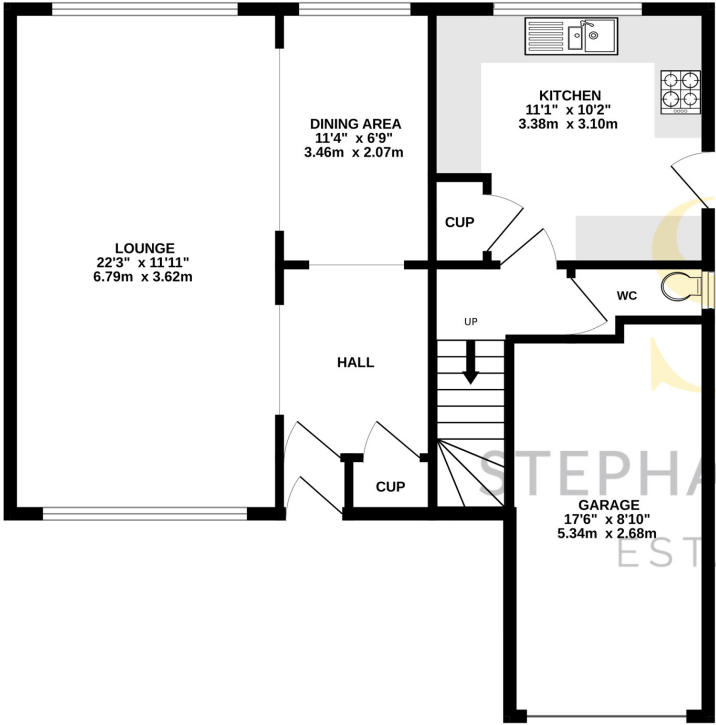
Outside, the property benefits from a west-facing rear garden, DRIVEWAY parking for several cars, and SCOPE for EXTENSION or REMODELLING (subject to planning).

Offered with no onward chain, this is a rare chance to secure a substantial home in a location that continues to rise in popularity.

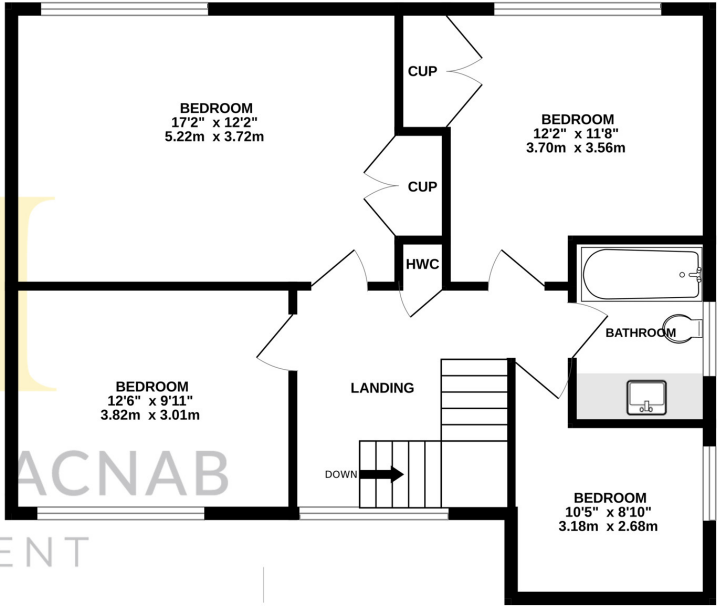




GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	4	4
E		
(21-38)		
F		
(1-20)	4	4
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

