



Carrs Crescent,
Formby, L37 2EU

**OFFERS OVER
£700,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

Carrs Crescent is widely regarded as one of Formby's most desirable residential roads, characterised by its mature, tree-lined setting and close proximity to village amenities, schools and transport links. Occupying an impressive APPROX. 0.34 ACRE PLOT, this substantial FREEHOLD family home sits comfortably within walled front and rear gardens, offering privacy, space and a strong sense of permanence that reflects the quality of the surrounding homes.

The ground floor accommodation is generous and well-balanced, beginning with a welcoming entrance PORCH leading into a spacious RECEPTION HALL retaining ORIGINAL PARQUET FLOORING. From the hall, doors open to a principal front LOUNGE featuring a striking VICTORIAN FIREPLACE, complemented by SOLID OAK FLOORING which continues through into the adjoining DINING ROOM, where a characterful C1930s FIREPLACE provides an additional focal point. These rooms offer well-proportioned, formal living spaces suited to both everyday use and entertaining.

To the rear of the property, a LARGE FAMILY ROOM enjoys direct views and access to the garden via double doors, creating a natural connection between the house and its outdoor space. The kitchen is a notable feature in its own right, fitted with a distinctive MID-CENTURY PAUL METALCRAFT STAINLESS STEEL KITCHEN, offering both durability and timeless design. A separate BREAKFAST ROOM sits adjacent to the kitchen, enjoying garden outlooks, while a utility room and store provide practical ancillary space. A SIDE GARAGE offers further storage and secure parking, positioned conveniently alongside the main house.

The first floor provides SIX WELL-PROPORTIONED BEDROOMS, all accessed directly from the landing, creating a straightforward and practical layout. The principal bedroom benefits from SOLID OAK FLOORING and an EN-SUITE SHOWER ROOM, while the remaining bedrooms are served by a FAMILY BATHROOM. The arrangement offers excellent flexibility for family living, guests or home working, without compromising the traditional flow of the house.

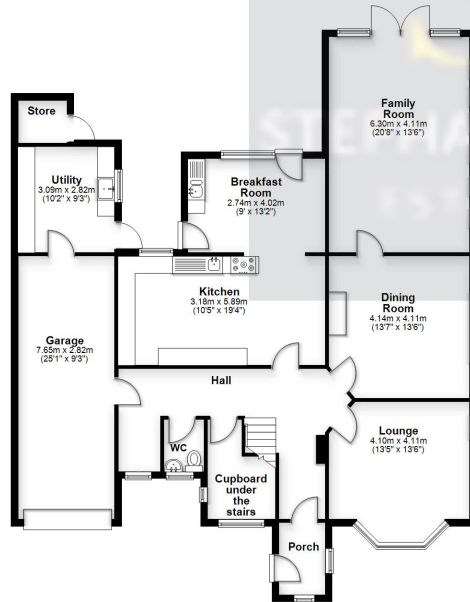
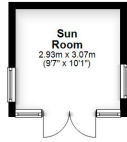
The REAR GARDEN is a particular highlight, carefully maintained and thoughtfully arranged. Features include a SUMMER HOUSE, raised vegetable beds and a large fruit cage, all set within established boundaries that reinforce privacy and maturity. Further benefits include OWNED SOLAR PANELS positioned on the south-facing roof slope, providing income via a FEED-IN TARIFF, and the advantage of NO ONWARD CHAIN, allowing for a smooth and uncomplicated purchase.



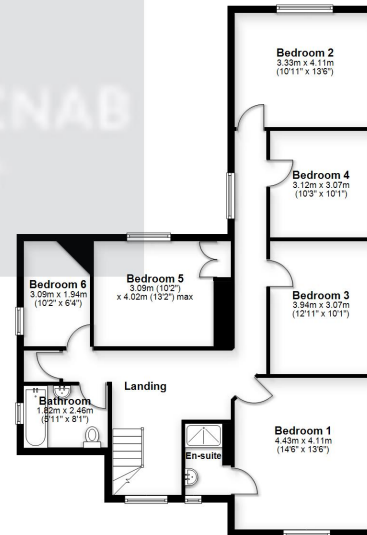




Ground Floor
Approx. 166.2 sq. metres (1789.4 sq. feet)



First Floor
Approx. 194.1 sq. metres (2111.9 sq. feet)



Total area: approx. 270.4 sq. metres (2901.4 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	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		