



Church Road, Formby,
L37 3NG

**OFFERS OVER
£450,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This attractive and well-proportioned family home occupies a pleasant residential position close to Formby village and offers balanced accommodation arranged over two floors. The layout is practical and welcoming, with generous room sizes and excellent natural light throughout, making it a comfortable home now with scope to personalise over time.

The ground floor opens into a WELCOMING ENTRANCE HALL, setting the tone for the accommodation beyond. A RECENTLY RENOVATED DOWNSTAIRS WC has been thoughtfully updated, while the main LOUNGE enjoys a DUAL ASPECT and flows through to a very pleasant CONSERVATORY, creating a flexible living and entertaining space that connects well with the garden. To the rear, the KITCHEN DINER is well arranged for everyday family life, with appliances renewed approximately five years ago and ample space for dining.

Upstairs, the first floor provides FOUR BEDROOMS served by a FAMILY BATHROOM. The MAIN BEDROOM WITH EN-SUITE offers a comfortable main suite, while the remaining bedrooms are well balanced and suitable for family living, guests, or home working.

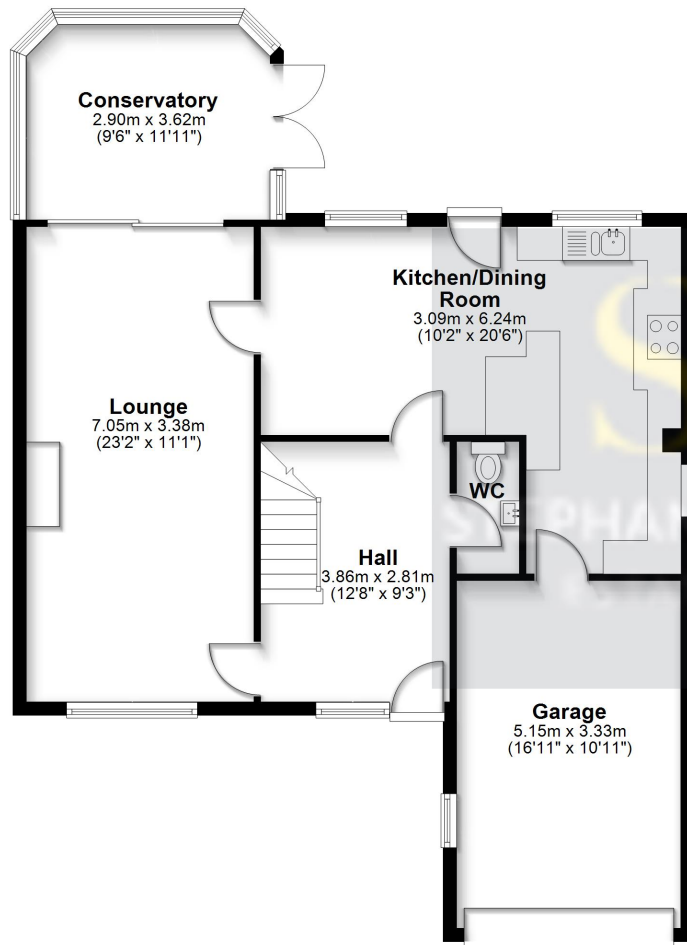
A notable feature of the property is the recent investment in sustainability. In May 2025, the current owners installed 12 SOLAR PANELS WITH BATTERY STORAGE, at a cost of approximately £12,000, significantly enhancing energy efficiency and future running costs. Combined with the GOOD-SIZE REAR GARDEN, generous parking provision and convenient village location, this is a home that will appeal to a wide range of buyers seeking space, comfort, and long-term practicality.





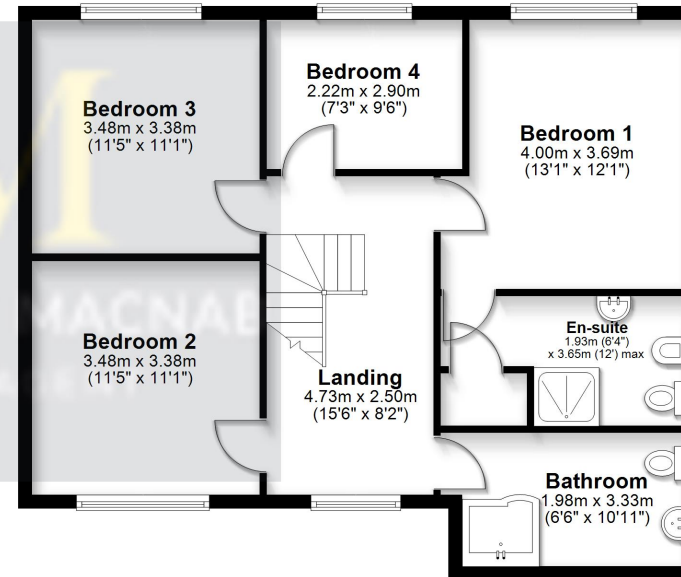
Ground Floor

Approx. 88.0 sq. metres (946.7 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



Total area: approx. 160.2 sq. metres (1724.3 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		79	83
(81-91)	B			
(69-80)	C			
(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	