



Barton Heys Road,  
Formby, L37 2EY

**Offers Over £625,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to your dream family home! Nestled in a sought-after location, this imposing three-storey semi-detached Victorian-style house is BRIMMING with CHARACTER and CHARM. As you step through the inviting front door, a bright and WELCOMING HALL greets you, featuring lead light detailing that adds a touch of classic elegance.

The ground floor boasts an airy FRONT LOUNGE and a COSY SITTING ROOM overlooking the rear garden, creating the perfect spaces for family gatherings and entertaining guests as well as providing ample space for large families. The OPEN-PLAN DINING KITCHEN is a hub of activity, complemented by a convenient UTILITY ROOM and a ground-floor WC for added convenience.

Ascending to the first floor, you'll discover FOUR BEDROOMS, one of which boasts an ENSUITE, providing a touch of luxury. One front bedroom currently serves as a STUDY with the added bonus of a feature BALCONY. A GENEROUSLY SIZED FAMILY BATHROOM with shower completes this level, offering both style and functionality, and perfect for moments of quiet reflection.

The SECOND FLOOR reveals TWO MORE BEDROOMS and a further SHOWER ROOM, perfect for teenagers, MULTI-GENERATIONAL LIVING or extended family and guests.

Outside, the property is surrounded by well-maintained MATURE GARDENS to the front and rear, ensuring there's plenty of outdoor space for relaxation and play. A LARGE GARAGE and AMPLE PARKING to the front add to the practicality of this family home.

The rear garden features a raised deck area, capturing the last rays of the evening sun, creating an ideal spot for al fresco dining or simply unwinding after a busy day.

Situated in a popular locale, the property offers convenient access to local schools, the village, and transportation links. Nature enthusiasts will appreciate the proximity to the famous Formby Pinewoods, Sand Dunes, and Beach, providing a picturesque backdrop for family outings.

Retaining many original features, this FREEHOLD property exudes soul and character, making it a rare find for those seeking a home with a story to tell.

Don't miss the opportunity to make this your next family haven—contact us on 01704 516 626 to arrange a viewing. NO ONWARD CHAIN.

For the latest updates on our properties, follow us on Facebook and Instagram.

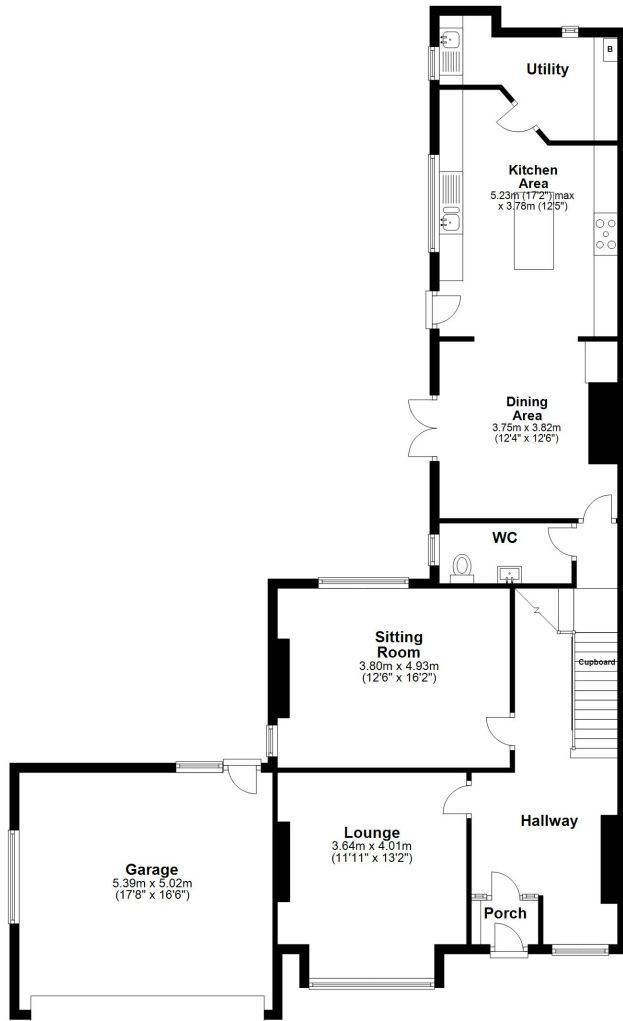
Act now before it's too late, and secure the keys to a home where timeless charm meets modern living.



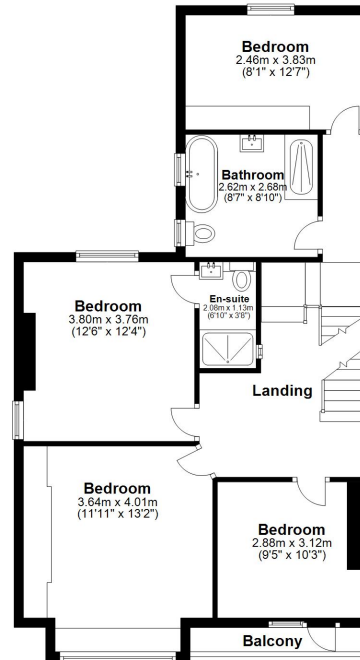




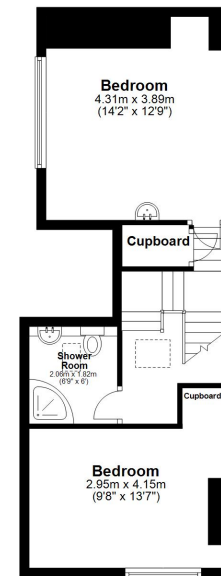
**Ground Floor**  
Approx. 128.3 sq. metres (1380.8 sq. feet)



**First Floor**  
Approx. 76.4 sq. metres (822.1 sq. feet)



**Second Floor**  
Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 247.2 sq. metres (2661.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

