



Phillips Lane, Formby,
L37 4BG

Offers Over £600,000

SM

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ESTATE AGENT

Nestled on a popular and sought-after road within easy WALKING DISTANCE of the VILLAGE, this DOUBLE-FRONTED DETACHED PROPERTY presents an exceptional opportunity to acquire a substantial family home on a generous freehold plot measuring approximately 0.15 of an acre. With a desirable SOUTH-FACING REAR ASPECT, this property enjoys an abundance of natural light throughout.

Beautifully MAINTAINED and IMPROVED over the years, the property features two newly replaced shower rooms, expertly installed by Discount Bathrooms of Birkdale, offering a modern and stylish touch. The inclusion of SOLAR PANELS to the rear not only enhances the home's energy efficiency but also contributes towards lowering energy costs.

Upon entering, you are greeted by a welcoming HALLWAY leading to well-proportioned living spaces. The spacious LOUNGE, with its elegant arched feature and patio doors, opens seamlessly onto the lush rear garden, providing a picturesque outlook. The adjoining CONSERVATORY/ORANGERY offers a delightful space to relax, dine, or entertain, surrounded by garden views and bathed in natural light.

The stylish KITCHEN, complete with high-quality fittings and integrated appliances, leads to a UTILITY AREA and convenient GROUND-FLOOR WC. A formal DINING ROOM to the front of the property is perfect for hosting family gatherings or dinner parties.

Upstairs, the property boasts FOUR GENEROUSLY SIZED BEDROOMS, including a main bedroom with EN-SUITE facilities. All bedrooms are bright and airy, benefiting from pleasant views and ample storage space. The FAMILY SHOWER ROOM, also recently upgraded, provides a sleek and contemporary finish.

The property is approached via a gated driveway providing secure OFF-ROAD PARKING and access to the integral GARAGE. The rear garden is beautifully landscaped, offering a private and tranquil outdoor space for recreation and relaxation.

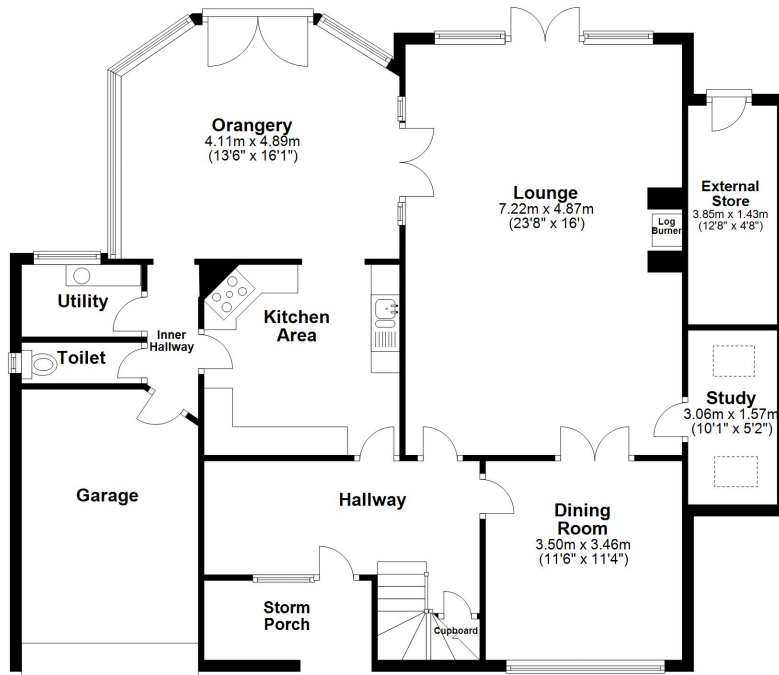
This impressive home offers a rare combination of space, style, and location, making it a perfect choice for discerning buyers seeking comfort and convenience. Viewing is highly recommended to fully appreciate all that this property has to offer.



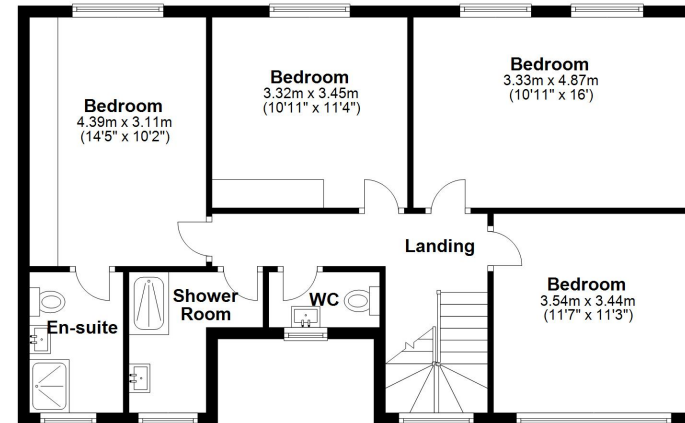




Ground Floor
Approx. 125.8 sq. metres (1353.7 sq. feet)



First Floor
Approx. 76.0 sq. metres (818.0 sq. feet)



Total area: approx. 201.8 sq. metres (2171.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	