



Grange Lane, Formby,
L37 7BR

OFFERS OVER
£550,000

SM

STEPHANIE MACNAB
ESTATE AGENT

An elegant RED BRICK PERIOD HOME full of character, warmth and style, beautifully positioned on one of Formby's most DESIRABLE ROADS. With its classic frontage, SOUTH-FACING REAR GARDEN and impressive interior featuring high ceilings, large sash-style windows and stunning decorative detail, this home perfectly blends traditional charm with contemporary living.

A welcoming vestibule opens into the reception hall, setting the tone for the home's light and graceful proportions. To the front, the LIVING ROOM features a striking BAY WINDOW and an ornate period fireplace. The central lounge offers a second relaxing space, complete with an OPEN FIRE AND MARBLE SURROUND, leading into the heart of the home — a beautifully designed KITCHEN AND DINING SPACE that flows into a stylish GLASS-ROOF EXTENSION, flooded with natural light and perfect for everyday living or entertaining. Beyond this, a UTILITY ROOM, ground-floor WC, and CONSERVATORY complete the ground floor.

Upstairs, the property provides three spacious bedrooms, each thoughtfully styled to make the most of their high ceilings and natural light. The MAIN BEDROOM enjoys a beautiful front aspect with large sash-style windows, while the other two double bedrooms are equally well-proportioned. The family BATHROOM is finished with modern fittings and a classic design, complementing the home's character.

Outside, the property continues to impress with a truly STUNNING SOUTH-FACING GARDEN, beautifully landscaped with mature planting, generous lawn and a stone terrace perfect for outdoor dining. A gravelled driveway provides OFF-ROAD PARKING.

This home perfectly encapsulates Formby's signature blend of period charm and modern living — CHARACTER, STYLE AND LOCATION – IT HAS IT ALL.









Total area: approx. 151.3 sq. metres (1628.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

