



Tarn Road, Formby,
L37 2JY

OFFERS OVER
£440,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This WELL-PRESENTED DETACHED FAMILY HOME enjoys a QUIET, ESTABLISHED ROAD setting within easy WALKING DISTANCE of the village centre, SCHOOLS and the TRAIN STATION. With a GIA of over 1,660 SQ FT, the property offers well-balanced and VERSATILE ACCOMMODATION ideally suited to modern family life.

A bright and welcoming ENTRANCE HALL sets the tone, with useful UNDERSTAIRS STORAGE and a GROUND FLOOR WC. The spacious front-facing LOUNGE is bathed in natural light and features a large picture window and a REMOTE-CONTROLLED GAS FIRE for cosy evenings in. To the rear, the KITCHEN has a clean, CONTEMPORARY FEEL and comes well-equipped with a BOSCH ELECTRIC DOUBLE OVEN, INDUCTION HOB, and INTEGRATED FRIDGE AND FREEZER. It opens into a DINING ROOM, which in turn flows through to a CONSERVATORY – creating a sociable space that works beautifully for both relaxed family living and entertaining.

A separate UTILITY ROOM offers further convenience, with direct access to the rear garden and the INTEGRAL GARAGE.

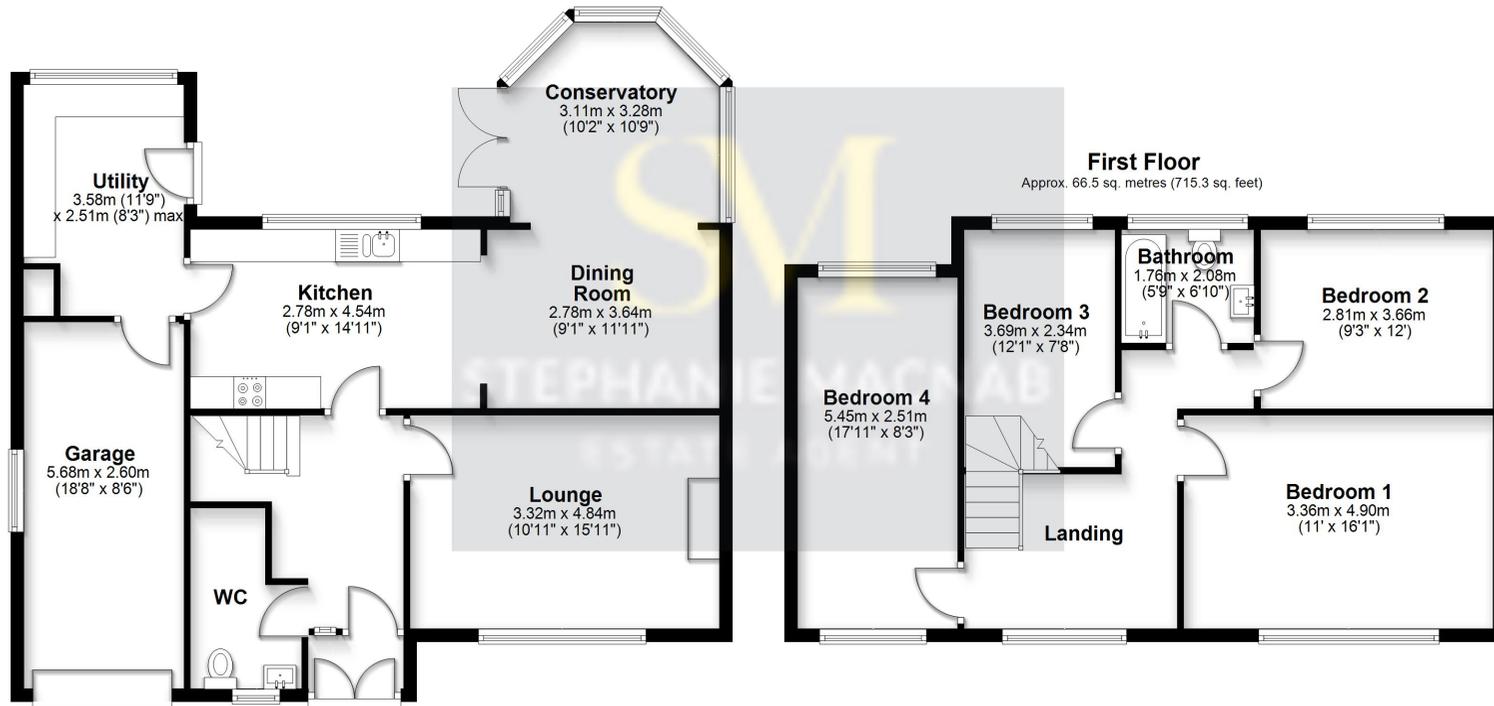
Upstairs there are FOUR WELL-PROPORTIONED BEDROOMS and a MODERN FAMILY BATHROOM. The LOFT is FULLY BOARDED and accessed via a FIXED LADDER – ideal for storage or hobby use. Outside, the rear garden is laid mainly to lawn with a PATIO SEATING AREA – a lovely spot to enjoy the warmer months. The front driveway offers OFF-ROAD PARKING and the property is FREEHOLD.

Call to view on 01704 516 626.





Ground Floor
Approx. 88.6 sq. metres (954.1 sq. feet)



Total area: approx. 155.1 sq. metres (1669.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

