



Kirklake Bank,  
Formby, L37 2YJ

**Offers Over £650,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Welcome to Kirklake Bank, a charming CUL-DE-SAC adorned with mature trees, ideally situated just a leisurely STROLL AWAY from the natural beauty of the National Trust PINWOODS. This meticulously maintained property has undergone a thoughtful FACELIFT and EXTENSION, seamlessly blending contemporary comforts with timeless elegance.

As you approach, the property welcomes you with abundant parking and STUNNING KERB APPEAL. Step inside to discover a residence that exudes MODERN SOPHISTICATION. The focal point is the magnificent OPEN-PLAN LIVING SPACE, seamlessly integrating the SITTING and DINING AREAS with a MODERN KITCHEN. Two sets of BI-FOLDING DOORS open onto the WEST-FACING REAR GARDEN, creating a seamless indoor-outdoor flow. The dual-aspect LOUNGE provides an elegant retreat, offering tranquil views of a water feature.

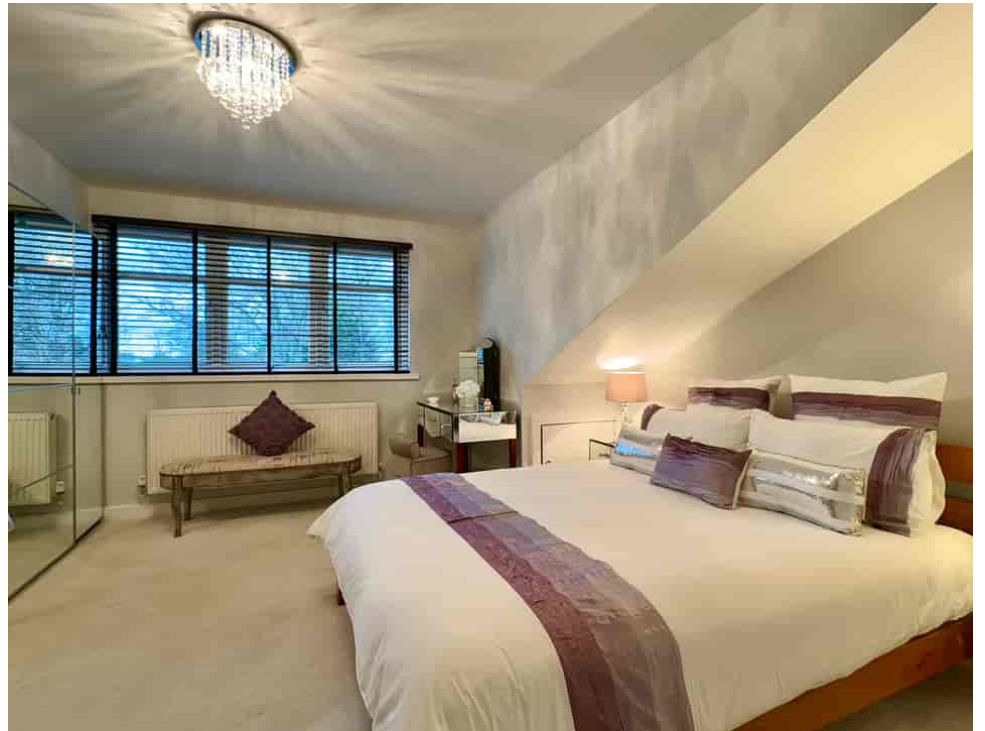
Practicality meets style with the inclusion of a UTILITY ROOM and a convenient downstairs WC.

Upstairs, the property boasts FOUR BEDROOMS and a FAMILY BATHROOM. The main bedroom and principal guest room both feature ENSUITE facilities, providing a touch of luxury for the family's convenience.

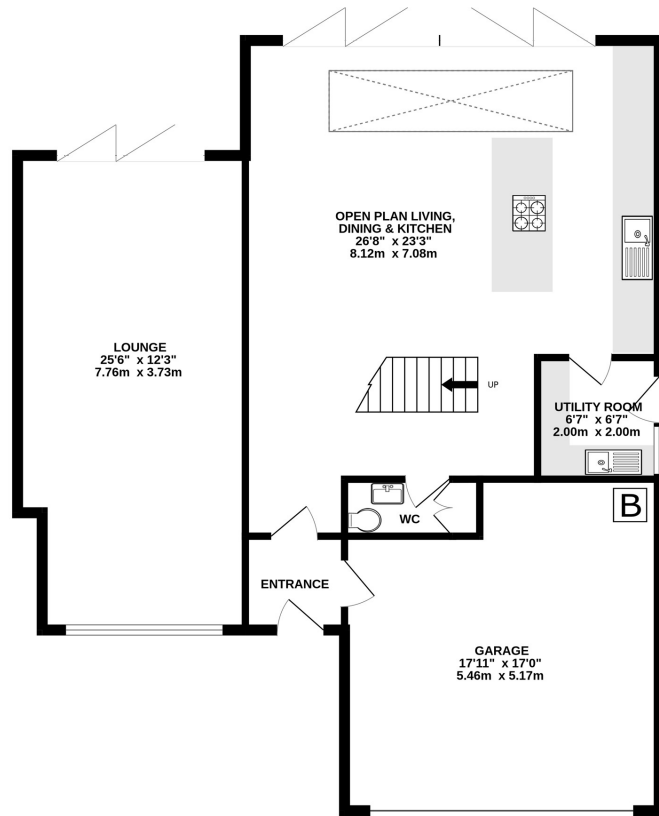
The charm extends beyond the interiors to the LANDSCAPED front and rear gardens, providing an idyllic backdrop for family gatherings. Ample OFF-ROAD PARKING caters to multiple vehicles or even a MOTORHOME, complemented by a DOUBLE GARAGE for added convenience.

This TURN-KEY property is a stunning example of meticulous craftsmanship and thoughtful design. With NO ONWARD CHAIN, it invites prospective buyers to make it their own. Don't miss the opportunity to experience the beauty and functionality of this residence—schedule a viewing today by calling 01704 516 626. Your dream family home awaits at Kirklake Bank.

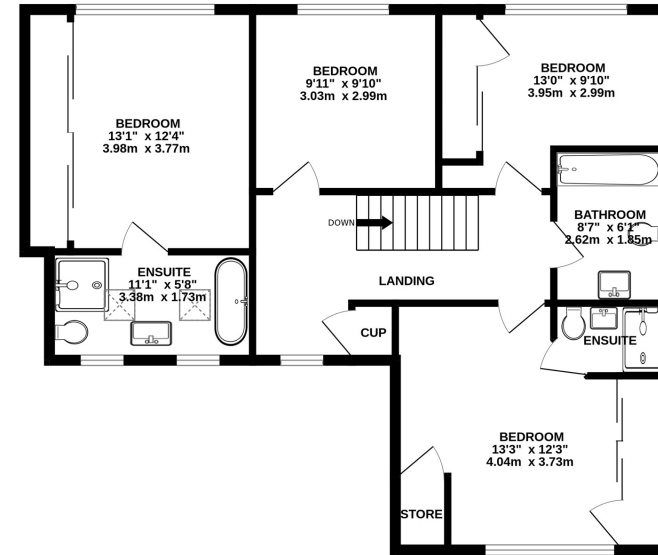




GROUND FLOOR  
1179 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1973 sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(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		69	77



