



Victoria Road, Formby,
L37 1LN

OFFERS OVER
£900,000

SM

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ESTATE AGENT

Set on one of Formby's most prestigious residential roads, with direct access to the nearby National Trust Pinewoods, this substantial detached family home occupies a mature plot with a delightful SOUTH-FACING rear garden. Having been in the same ownership for over 40 years, the property has clearly been a much-loved home and is exceptionally well maintained, offering a rare opportunity to acquire a house of this calibre in such an established setting.

The floor plan reflects a traditional and balanced layout, centred around a spacious ENTRANCE HALL with cloaks storage and a separate WC. From here, the principal reception rooms are well defined yet generously proportioned. The FORMAL LOUNGE is dual aspect, enjoying excellent natural light and direct access onto the rear garden. A separate LIVING ROOM, also dual aspect, provides an additional reception space with garden access, while the DINING ROOM offers a more formal setting for entertaining.

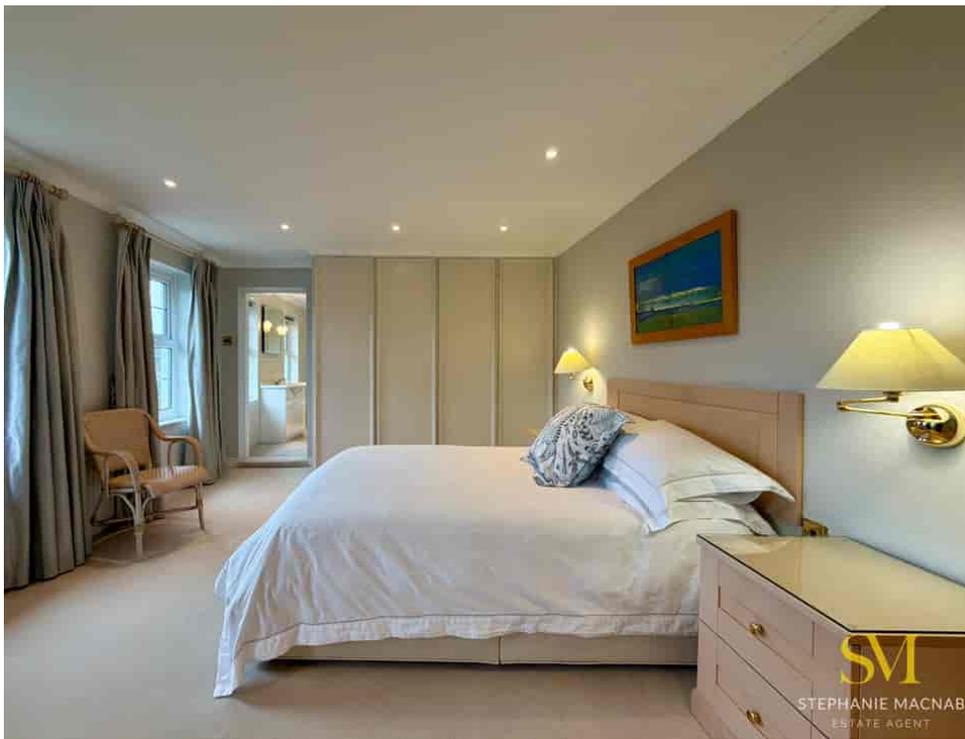
The KITCHEN sits to the rear of the house and is supported by a separate UTILITY ROOM keeping day-to-day practicalities tucked away. Beyond, a DINING AREA and CONSERVATORY that enjoys views over and access to the rear garden, creating a pleasant link between the house and the outdoor space. While the layout is traditional, there is clear scope to reconfigure and open up the accommodation to suit more contemporary living, subject to any necessary consents.

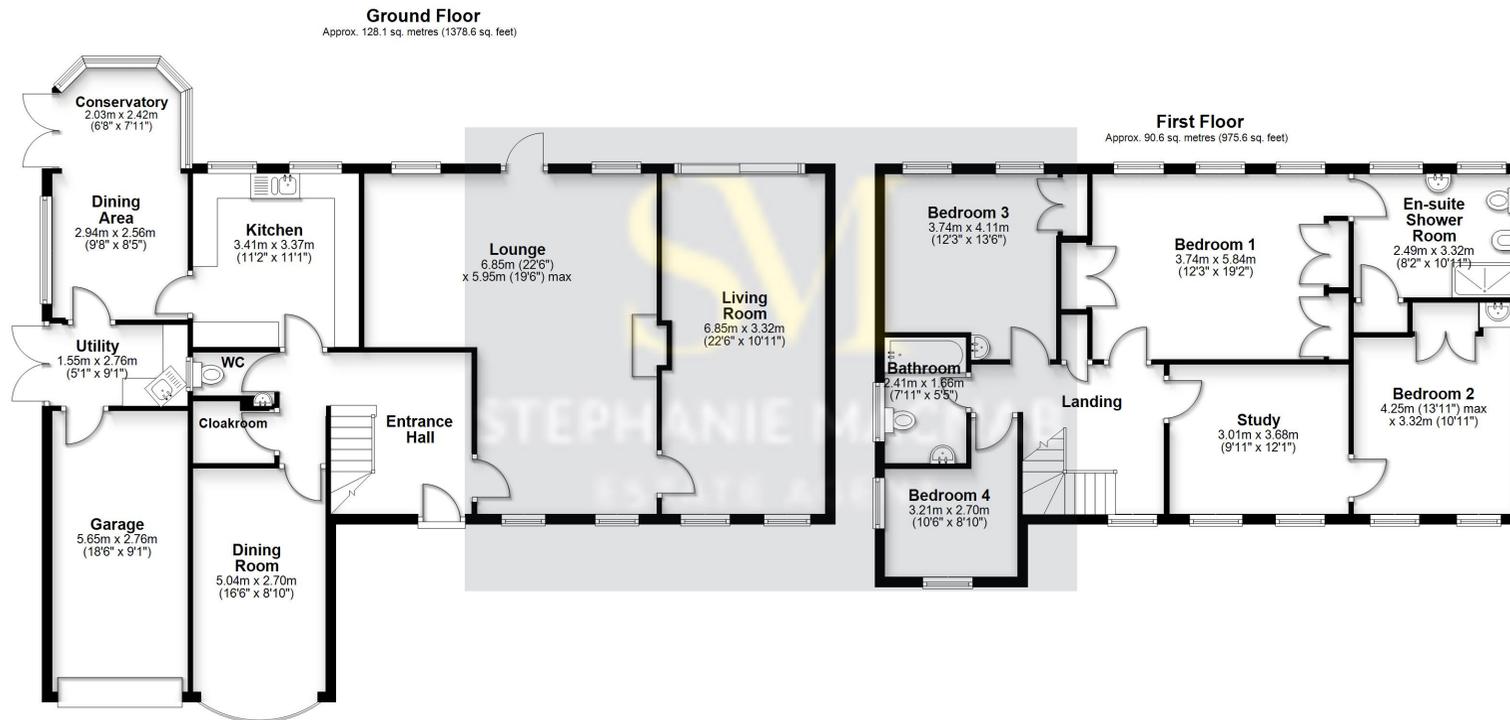
To the first floor, there are FOUR WELL-PROPORTIONED BEDROOMS together with a STUDY, making the house ideal for families or those requiring home working space. The MAIN BEDROOM benefits from fitted wardrobes and a spacious EN-SUITE SHOWER ROOM, while the remaining bedrooms are served by a FAMILY BATHROOM. Throughout, the accommodation feels generous and well considered, with excellent potential to personalise.

Externally, the property is set behind gates with ample OFF-ROAD PARKING and a GARAGE. The REAR GARDEN is a particular highlight — mature, private and SOUTH-FACING, providing an attractive outlook and an ideal space for relaxation or entertaining. Homes of this nature, in this location, rarely come to the market.









Total area: approx. 218.7 sq. metres (2354.2 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		
(55-68)	D	66	71
(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	