



Timms Lane, Formby,
L37 7DW

£575,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A Sun-Filled Detached Dormer Style Home in a Desirable Freshfield Location

This charming and elegant DETACHED dormer-style house sits on one of the most sought-after roads in the Freshfield area. With its classic design and well-proportioned layout, the property offers a wonderful opportunity for buyers seeking a spacious and versatile home.

As you arrive, the EXPANSIVE block-paved DRIVEWAY provides ample off-road parking for multiple vehicles, ensuring convenience from the outset. Stepping inside, the main reception room – a BRIGHT and AIRY LOUNGE – immediately draws you in. With its dual aspect, the room is bathed in natural sunlight on bright days, creating a warm and welcoming space to relax and watch the world go by.

The adjacent DINING ROOM offers flexibility to suit your lifestyle, whether used as a formal dining area, an ADDITIONAL SITTING ROOM, or a HOME OFFICE. The BREAKFAST KITCHEN features a neutral colour palette, integrated appliances, and French doors that open out to the garden – perfect for enjoying indoor-outdoor living during the warmer months. Completing the ground floor is a UTILITY ROOM, CLOAKROOM and a convenient DOWNSTAIRS WC.

Upstairs, the home boasts THREE BEDROOMS and a family BATHROOM. The landing with its large window, fills the space with natural light, creating a bright and inviting atmosphere. The MAIN BEDROOM is a true highlight – designed as a suite, it features both a sleeping and DRESSING AREA, leading to a luxurious EN-SUITE that offers a peaceful retreat.

Outside, the well-maintained GARDEN continues the theme of elegance and care, providing a private outdoor space to relax and entertain. The property also benefits from a GARAGE with a newly fitted electric door, adding both practicality and security.

Since purchasing the property, the current owners have undertaken several thoughtful updates, including redecorating throughout, fitting electric blinds in the lounge and dining room, manual blinds in other rooms, replacing light fittings, and installing new taps in both the kitchen and utility room.

Additional Features:

- NO ONWARD CHAIN
- Convenient location in a desirable neighbourhood
- MOVE-IN READY with modern updates

This beautiful home offers a perfect blend of classic style and contemporary updates, ready for its next chapter.

Call now to arrange your viewing: 01704 516 626.

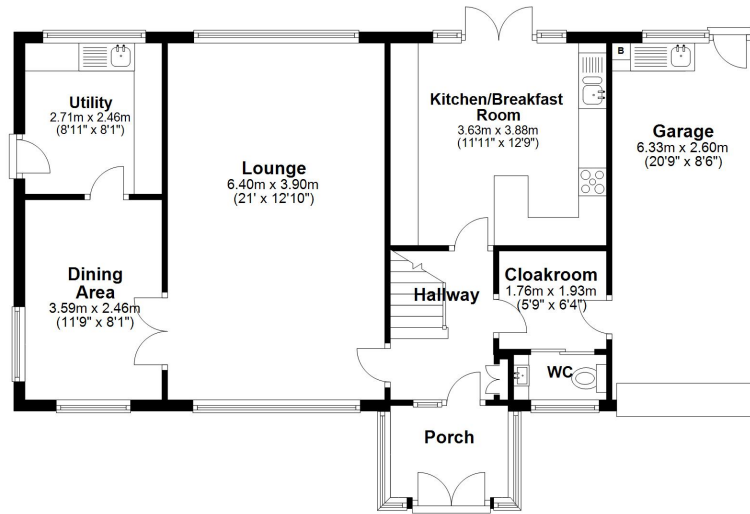
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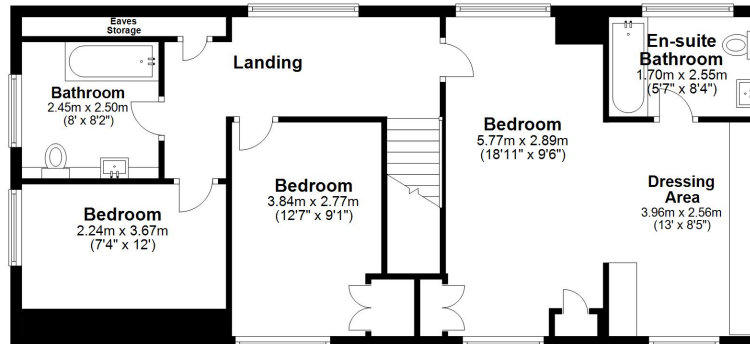
Ground Floor

Approx. 87.4 sq. metres (941.2 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.9 sq. feet)



Total area: approx. 163.2 sq. metres (1756.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(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	

