



Argarmeols Road,
Formby, L37 7BU

Offers Over
£1,400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

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A home that is completely elegant and tasteful with a luxurious vibe that would suit a family looking for something special.

From the moment you arrive at this property, you will not be disappointed! The welcoming entrance hall is bright and airy. The formal dining room is perfect for Christmas Day. However, the heart of the home is the kitchen, which exudes quality craftsmanship and offers a great space to entertain family and friends. The games room is vast, and you never know the vendor may consider selling his snooker table!

Upstairs, the master suite is a delight, with the bedroom overlooking the front aspect and every woman's dream a walk-in wardrobe that leads to the bathroom where you can soak after a hectic day. There are a further two bedrooms.

The second floor has more bedrooms and a bathroom - the perfect hangout for teenagers.

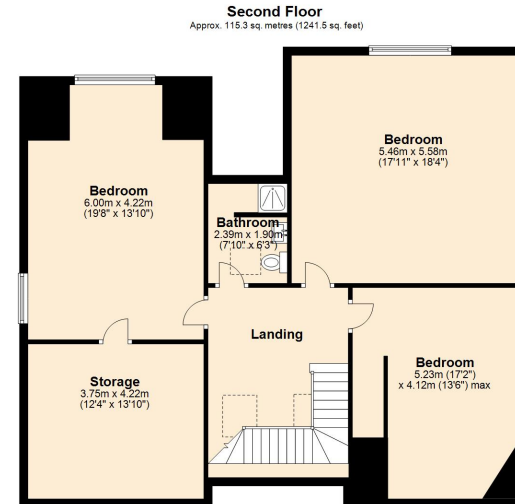
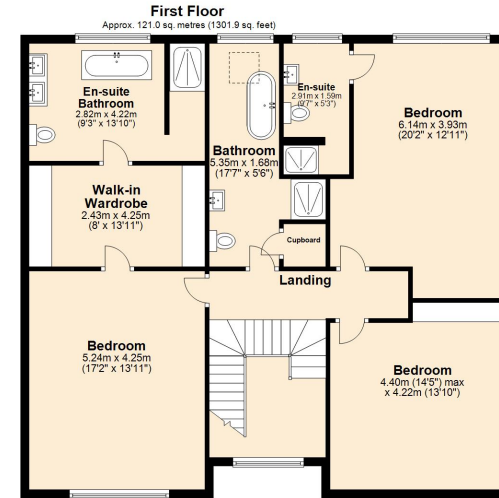
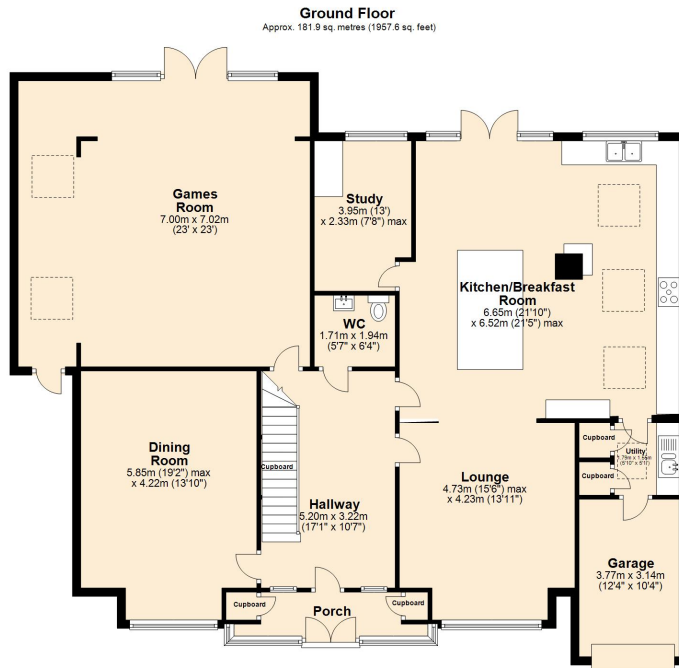
There are electric gates to enter the grounds of the property and ample parking. The rear garden is a private oasis, where you can relax on sunny days and take a moment.

Overall the internal floor area exceeds 4,500 sq ft. Freehold property.

A 3D TOUR IS AVAILABLE ON REQUEST







Total area: approx. 418.2 sq. metres (4501.0 sq. feet)

Plan produced using PlanIt!

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(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	

