



Wicks Green Close,
Formby, L37 1PL

Offers Over £475,000

SM

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ESTATE AGENT

Set around a quiet green | Moments from the pinewoods and beach | Flexible family layout | Landscaped garden | Converted garage gym

Tucked away in a quiet CLOSE surrounding a green and just a short stroll from the PINEWOODS and BEACH, this beautifully presented FOUR-BEDROOM DETACHED HOME offers generous space and modern updates.

Inside, a welcoming ENTRANCE HALL leads to a large bay-fronted LOUNGE which flows into an extended DINING AREA with French doors opening onto the garden. A second SITTING ROOM and a bright conservatory provide further flexible living space, while the well-appointed KITCHEN—refreshed in 2024 with new cabinet doors—offers excellent storage and a breakfast bar for casual meals. A GROUND FLOOR WC adds convenience.

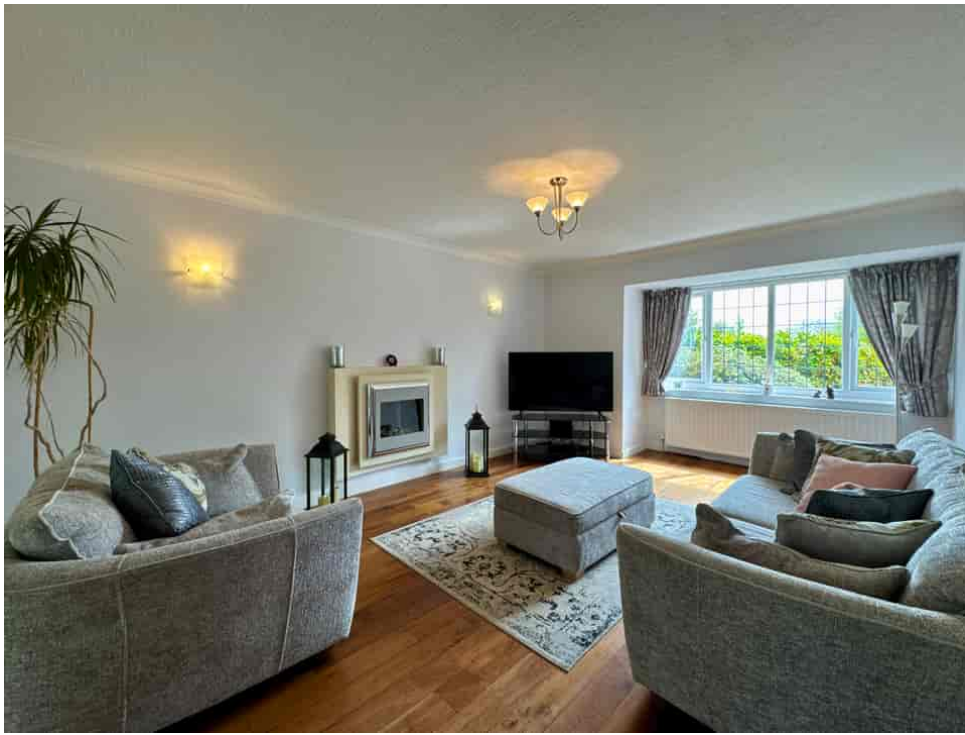
The former garage has been converted into a GYM with an adjoining UTILITY AREA, ideal for practical family living.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS including a spacious main suite with built-in furniture and a contemporary EN-SUITE. The stylish family BATHROOM includes both a separate shower and bath, finished in a sleek modern style.

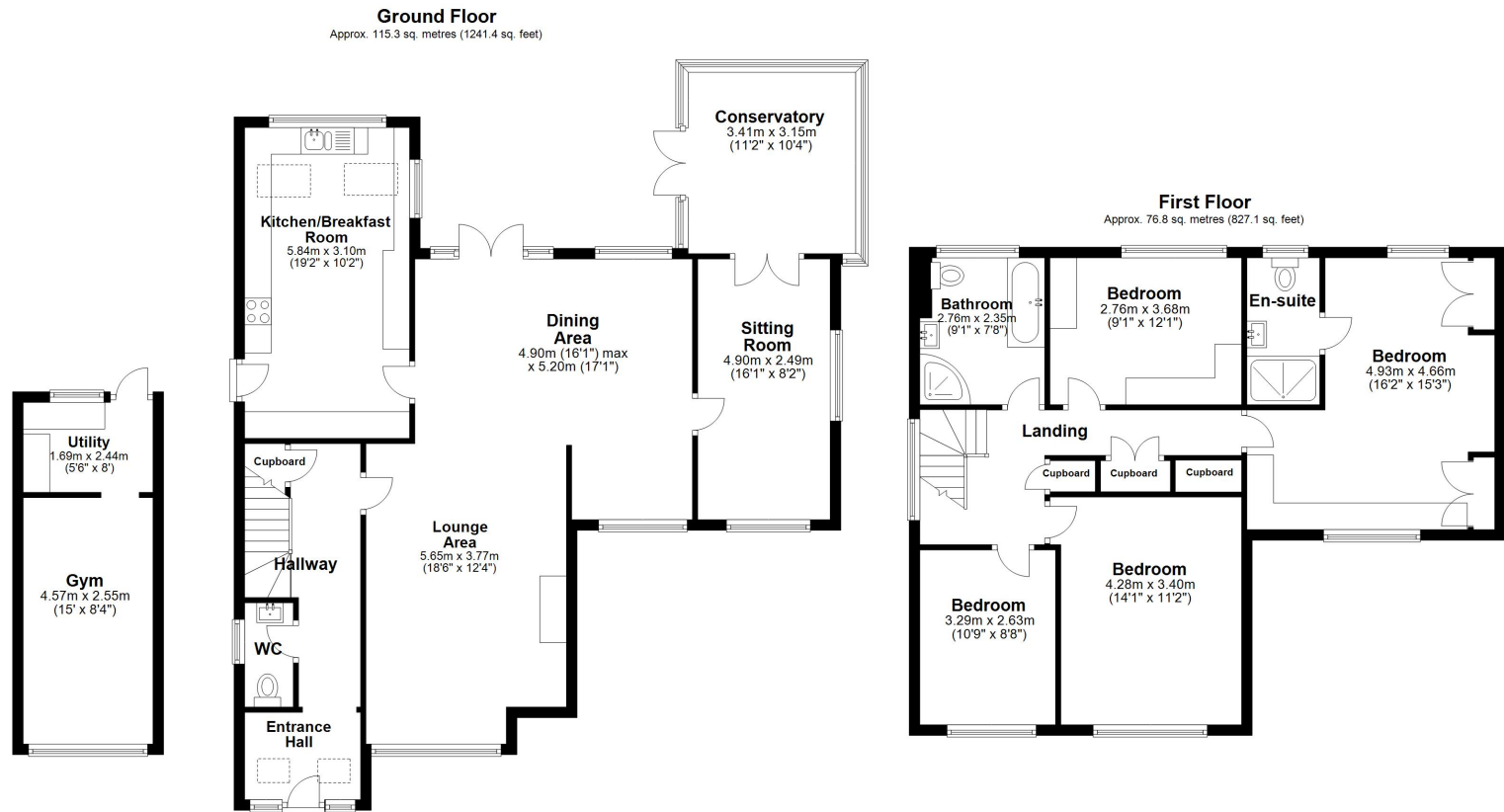
Outside, the landscaped REAR GARDEN is a real highlight—featuring lawn, established planting, a patio for dining, and a private decked seating area framed by mature greenery.

A beautifully maintained home in a prime position—early viewing is highly recommended.









Total area: approx. 192.2 sq. metres (2068.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	69	77		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	69	77		
(39-54)				
E				
(21-38)				
F				
(1-20)	69	77		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				