



Marmot Road, Formby,
L37 6GB

£390,000

SM

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ESTATE AGENT

Situated within the increasingly popular Pinewood Park development—the gateway to Formby—this lovely home has been enhanced with a range of thoughtful upgrades by the current owner.

Among the standout improvements is a sleek kitchen island that perfectly complements the contemporary design, offering both style and functionality. The GARAGE has been cleverly CONVERTED into a versatile HOME OFFICE, which is bright, well-lit, and heated, making it ideal for working from home or as a personal GYM. Despite the conversion, the front section of the garage still provides convenient storage space.

Originally built by Barrett Homes, this FOUR-BEDROOM DETACHED HOUSE is tailor-made for modern family living. The OPEN ASPECTS at the front of the property offer a PLEASANT VIEW and add to the home's appeal—be sure to check out the floorplan to see why our clients fell in love with this space.

The accommodation includes a welcoming ENTRANCE HALL with a DOWNSTAIRS WC. The LOUNGE benefits from a dual aspect, creating a light-filled, cosy retreat perfect for unwinding after a long day. An ADDITIONAL RECEPTION ROOM offers flexibility; originally designed as a dining room, it is currently used as a sitting room, but can easily be adapted to suit your needs. The heart of the home is the OPEN-PLAN KITCHEN DINER, which opens out to the garden through French doors, making it an ideal space for both everyday family life and entertaining guests.

Upstairs, there are FOUR GOOD-SIZED BEDROOMS and a family BATHROOM. The spacious MAIN BEDROOM is a private sanctuary, complete with its own EN-SUITE.

Outside, the property offers OFF-ROAD PARKING for TWO CARS and a good-sized, enclosed rear GARDEN that is perfect for children, pets, and those with a passion for gardening.

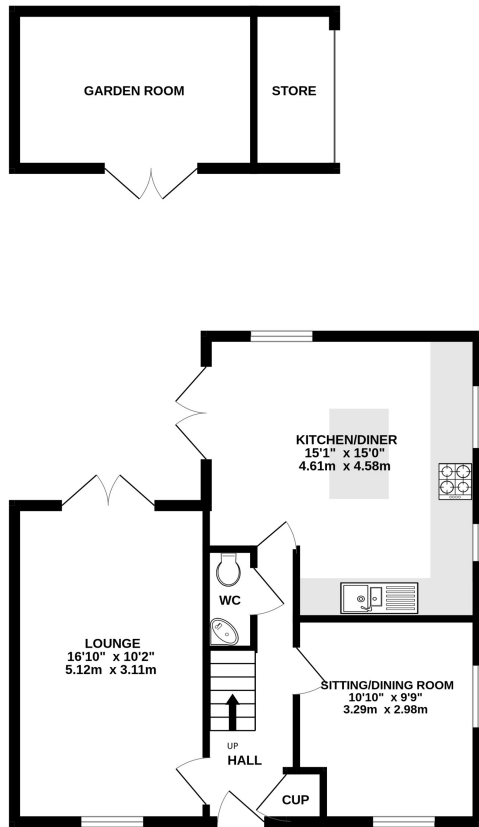
Don't miss out—call today to arrange a viewing of this beautiful turn-key home: 01704 516 616.



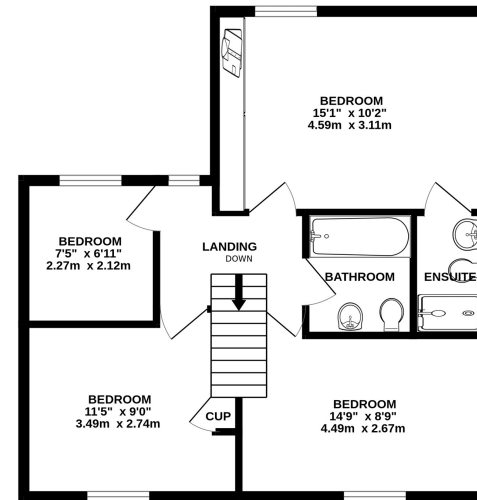




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 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.
Made with Metropix 62024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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	