



York Close,  
Formby, L37 7HZ

**Offers Over £750,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This stunning detached house is located in the desirable and leafy suburb of Freshfield, nestled in a quiet CUL-DE-SAC. The property has been immaculately maintained and boasts an impressive 2,500 sq ft of LIVING SPACE, situated on a generous PLOT of 0.20 of an acre, providing plenty of space for outdoor living and entertaining.

Built by Morris Homes, the property exudes quality and style throughout. The ENTRANCE HALL is inviting and leads to a CLOAKROOM/WC. The LOUNGE is a bright and spacious dual-aspect room with a SITTING ROOM adjacent, complete with BI-FOLDING DOORS that open onto the garden, allowing natural light to flood in. The BREAKFAST KITCHEN is modern and well-equipped and opens into an IMPRESSIVE FAMILY ROOM that enjoys multiple aspects of the garden, providing a wonderful space for family living and entertaining.

The ground floor GUEST SUITE is a real asset to the property, offering flexible accommodation for visiting guests or possibly MULTI-GENERATIONAL LIVING.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM. The main bedroom is particularly impressive, benefiting from an EN-SUITE BATHROOM and views over the rear garden.

The gardens are truly delightful and have been lovingly maintained, with a huge variety of flowers, shrubs and bushes, ensuring there is something for every season. The WEST-FACING rear garden provides the perfect space for alfresco dining and relaxation.

There is ample OFF-ROAD parking for four cars and a DOUBLE GARAGE, providing plenty of space for storage and additional parking.

In summary, this is a rare opportunity to acquire a beautifully presented FAMILY HOME, offering a peaceful and tranquil lifestyle in one of Freshfield's most sought-after locations. Viewing is highly recommended to appreciate the exceptional quality and style of this wonderful property.







Total area: approx. 239.6 sq. metres (2578.7 sq. feet)

Plan produced using PlanUp.



