



3 Little Brewery Lane,
Formby, L37 7HB

Offers Over £650,000

SM

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ESTATE AGENT

Securely positioned behind shared electric gates, this three-storey detached home offers the perfect blend of modern design and potential to create your dream home, all nestled in the tranquil surroundings of Freshfield.

Located within an exclusive development at the corner of Litle Brewery Lane and Old Lane, this imposing offers a chance to create your dream home. The current owners have undertaken numerous improvements and enhancements, but some work remains, presenting an opportunity to add your own finishing touches, your own style reflecting your own personality.

Upon entry, you're greeted by a striking three-storey atrium-style gallery that sets the tone for the spacious and open feel throughout. The ground floor centres around a beautifully upgraded open-plan kitchen diner with a family lounge and bi-folding doors opening onto the rear garden.

The home features additional reception rooms, each with versatile potential, with a front lounge with a media wall. The garage conversion has been started, and with the right finishing touches, it could become a useful extra reception space, a gym, or a home office, subject to the usual consent. Practical elements like a renovated ground-floor WC add convenience.

Upstairs, the renovations continue. There are four well-sized bedrooms, along with a recently refurbished and elegant main bathroom. The principal bedroom is an elegant retreat, complete with a modern ensuite shower room.

The top floor houses a fifth bedroom, also with an ensuite shower room, although this is a work in progress, offering an ideal space for guests or family.

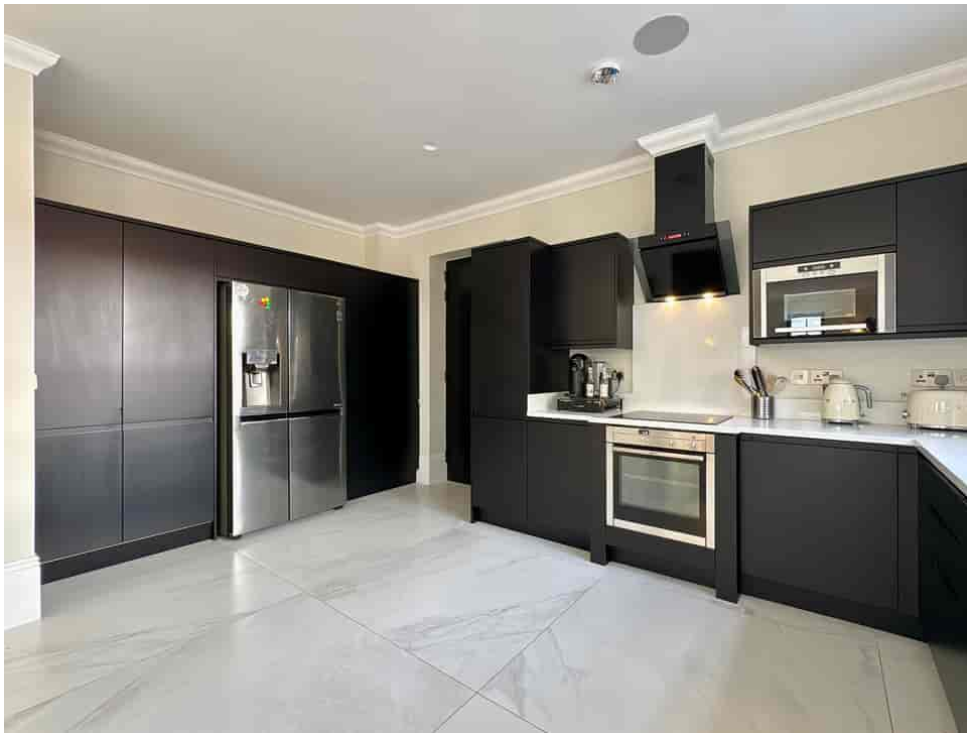
The rear garden has been carefully landscaped to balance open dining and entertainment areas while leaving ample room for relaxation. It's a wonderful space for both children and adults alike to unwind. Ample parking to the front ensures occupiers and guests will not be short of space.

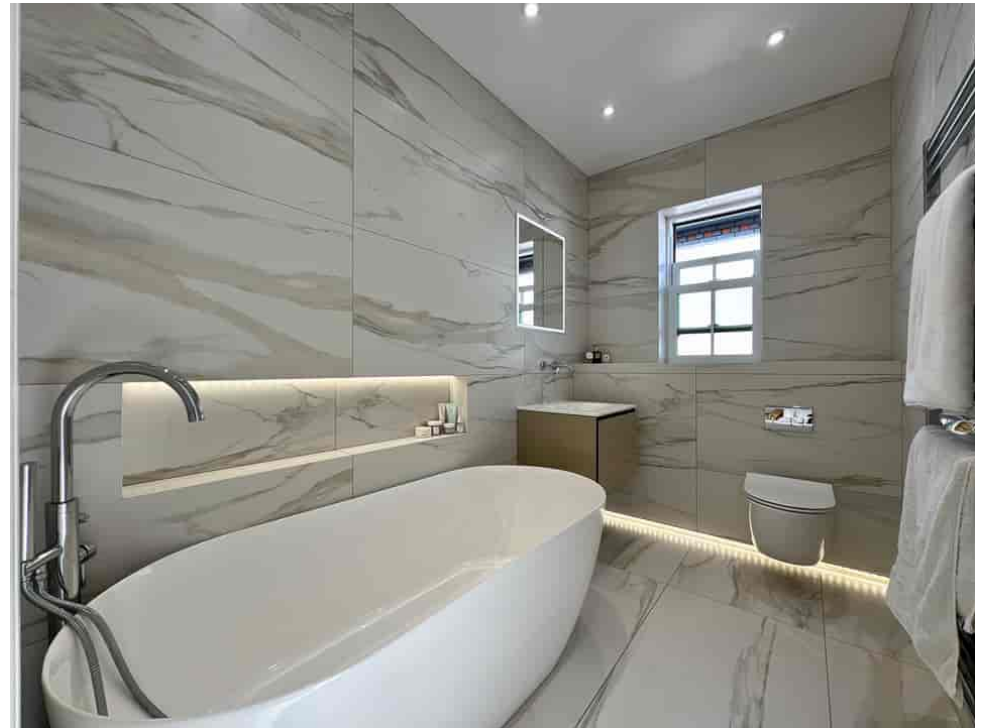
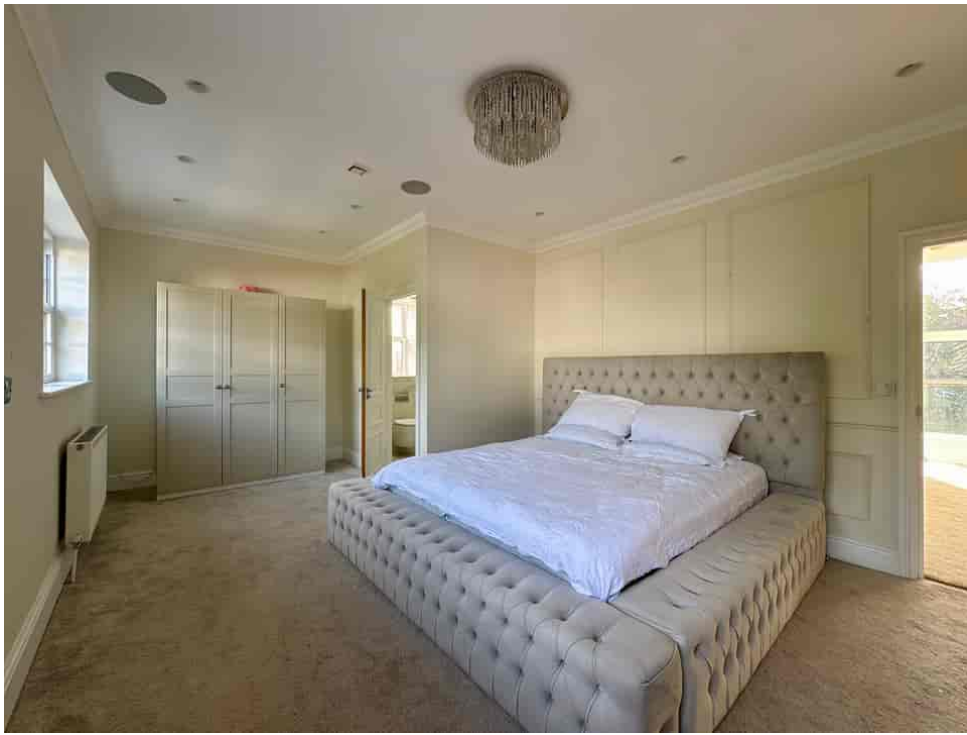
The anticipated development on the adjoining fields will help cement the areas reputation as a highly desirable area for affluent buyers looking for the perfect location.

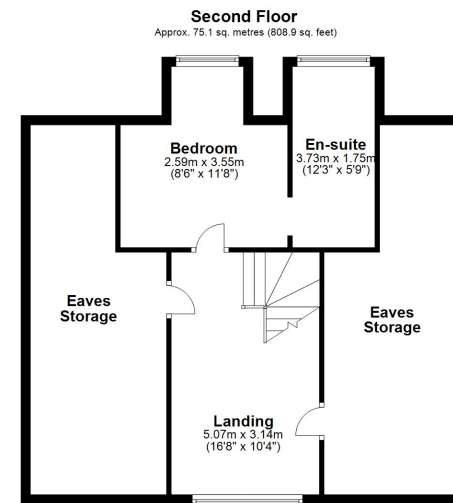
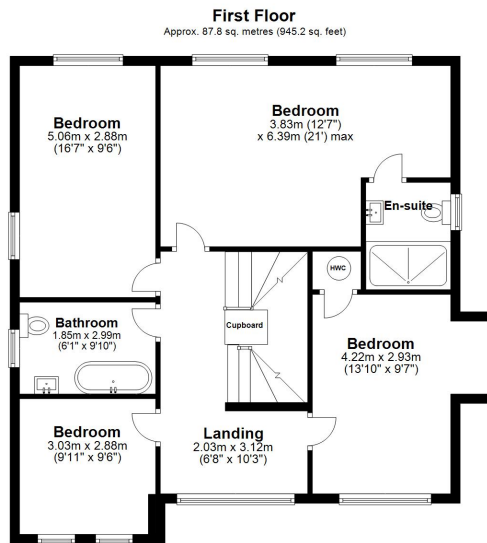
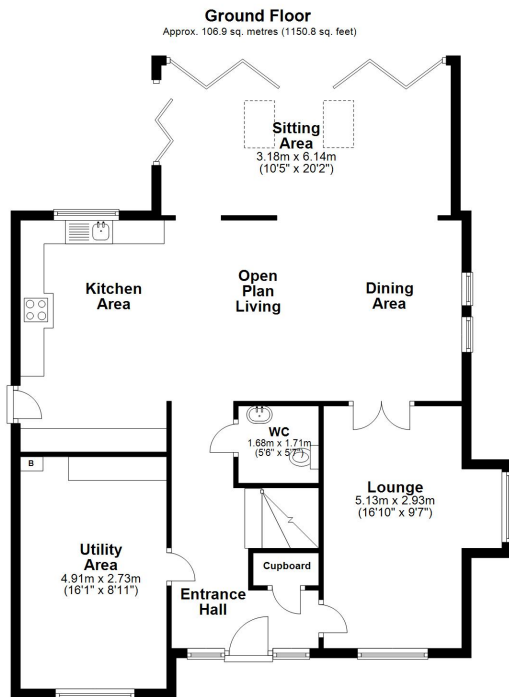
The property is being made available CHAIN-FREE and is confirmed as FREEHOLD.

For more information or to schedule a viewing, call us at 01704 516 626, and don't forget to follow us on Facebook and Instagram for more property updates.









Total area: approx. 269.9 sq. metres (2904.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	