



Turnacre, Formby,
L37 7HD

OFFERS OVER
£390,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Spacious DETACHED family home on GENEROUS CORNER PLOT – CHAIN-FREE

This well-maintained and nicely proportioned FOUR-BEDROOM detached home is set on a generous corner plot in a quiet residential CUL-DE-SAC. Lovingly cared for and thoughtfully updated, the property offers excellent family accommodation with a mix of versatile reception spaces and generous outdoor areas.

The ground floor features a bright ENTRANCE HALL, a spacious LOUNGE and DINING ROOM, and an attractive CONSERVATORY opening onto the rear garden. The MODERN KITCHEN, fitted by Wren in 2022, includes integrated appliances and a contemporary finish. A separate BAR/RECEPTION ROOM (formerly the original garage) offers further flexibility for entertaining or working from home. A replacement GARAGE was built to the side of the property, and there's also a detached WORKSHOP in the garden, ideal for hobbies or storage.

Upstairs are FOUR BEDROOMS, and a stylish FAMILY BATHROOM.

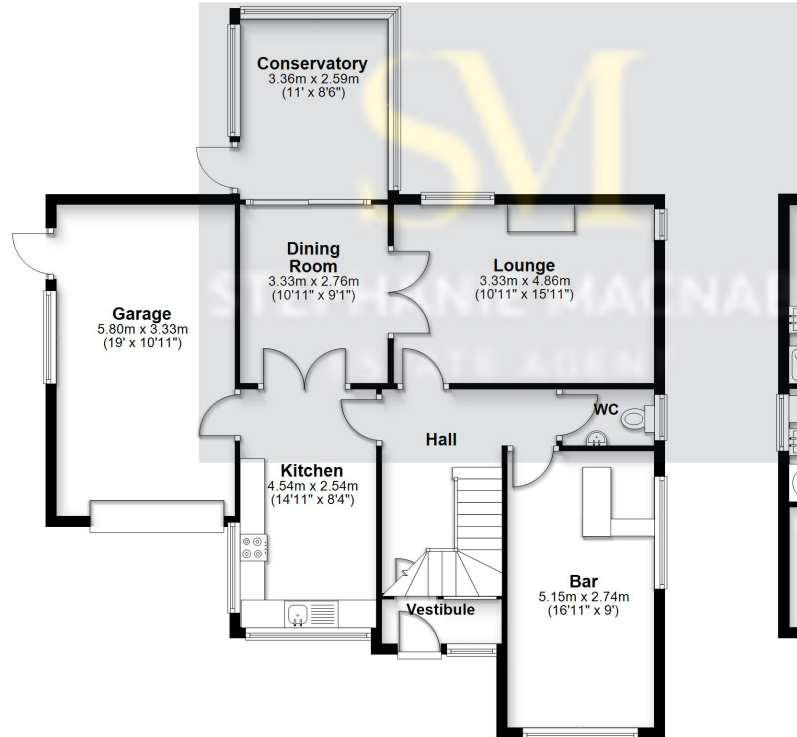
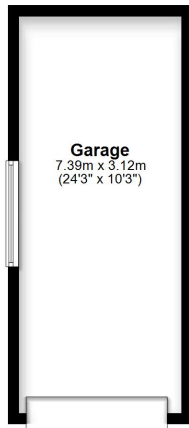
Externally, the plot features a MATURE REAR GARDEN, paved seating areas, and plenty of OFF-ROAD PARKING to the front.

Offered CHAIN-FREE, this is a fantastic opportunity to secure a spacious and adaptable home in an established, family-friendly area.

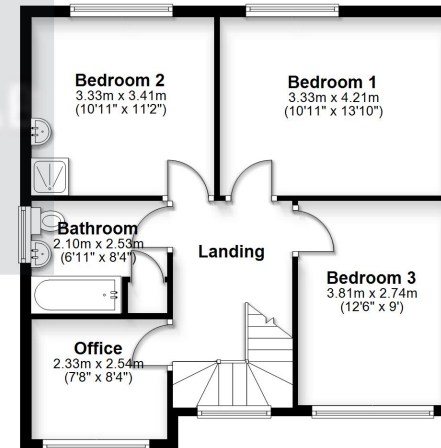




Ground Floor
Approx. 118.5 sq. metres (1275.9 sq. feet)



First Floor
Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 176.2 sq. metres (1897.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

