



35 Greenloons Walk,  
Formby, Liverpool,  
Merseyside, L37 2LE

**Offer Over £350,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Presenting a delightful DETACHED HOUSE that boasts not only a PERFECT ORIENTATION with a SOUTH-FACING rear garden but also an ENVIABLE LOCATION overlooking a green space, making it an ideal haven for active children and pets.

This property has been cherished and enjoyed as a family home for over 35 years, adapting and evolving to meet the changing needs of its occupants. The versatile layout has seen playrooms transformed into home offices, accommodating the demands of modern living.

Upon entering, the front-facing LOUNGE welcomes you with its pleasant aspect, while a separate rear DINING ROOM and a CONSERVATORY beyond provide additional flexible spaces for entertaining and relaxation. The recently replaced KITCHEN DINER is a highlight, radiating brightness and modernity. Its front-facing aspect allows you to keep an eye on the children playing outdoors from the comfort of your home. The presence of a UTILITY ROOM and a downstairs WC adds practicality and convenience to daily life. Furthermore, the playroom offers the versatility to be used as a HOME OFFICE or a FOURTH BEDROOM, depending on the specific requirements of the household.

Upstairs, the property offers THREE GENEROUSLY PROPORTIONED DOUBLE BEDROOMS, ensuring ample space for a comfortable lifestyle. A well-appointed BATHROOM completes the accommodation on this floor.

Externally, the property provides OFF-ROAD PARKING for two cars, with ADDITIONAL PARKING available beyond the gates, leading to the GARAGE. The sunny rear garden has been a source of joy for the current owner throughout the years, and they have even added a secret retreat behind the garage—a tranquil spot to unwind and enjoy a cup of tea or a glass of wine, you decide!

In summary, this detached house presents an exceptional opportunity to acquire a much-loved family home with a perfect orientation, a charming outlook onto a green space, and a versatile layout that has adapted to the changing needs of its occupants. With its spacious accommodation, recently replaced kitchen diner, and delightful outdoor spaces, this property offers a desirable and comfortable living environment for the next fortunate owner.

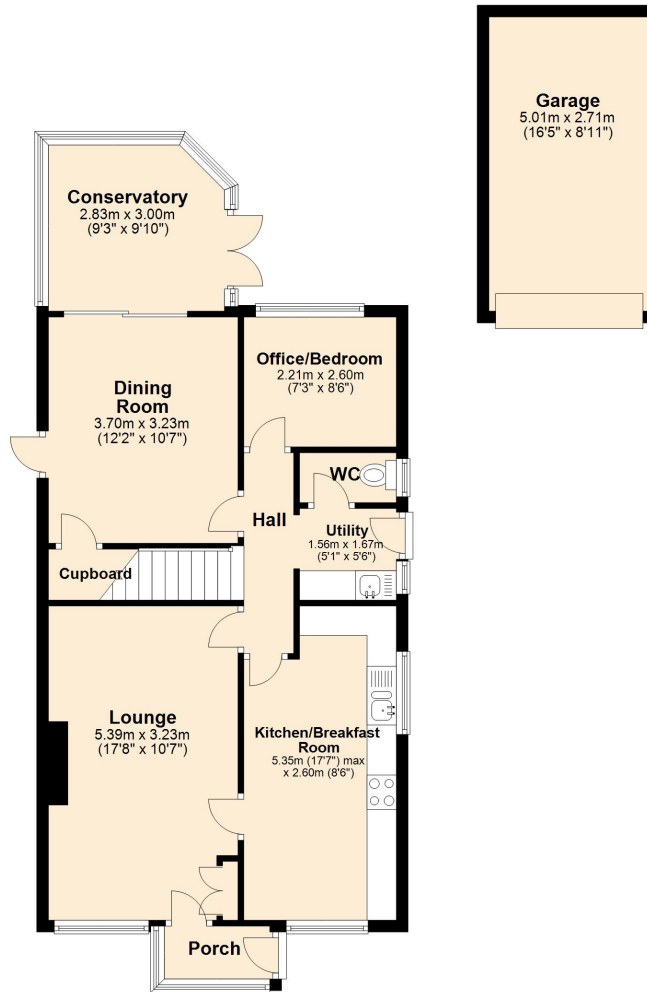
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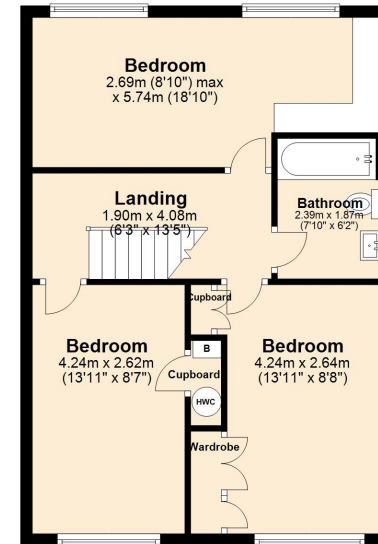
### Ground Floor

Approx. 84.7 sq. metres (911.2 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

