



Argarmeols Road,  
Formby, L37 7BZ

**Offers Over £375,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Set within a HIGHLY DESIRABLE ROAD and tucked away in a QUIET CUL-DE-SAC, this attractive semi-detached home offers flexible accommodation, excellent kerb appeal and a location that consistently proves popular with buyers. The setting is peaceful yet well placed for everyday amenities, transport links and the village, making it an ideal long-term home.

The ground floor layout is both practical and versatile. A welcoming hallway leads to a FRONT LOUNGE, a comfortable reception space ideal for everyday living. To the rear, there is a SEPARATE DINING ROOM which flows through to a CONSERVATORY, creating a light-filled area overlooking the garden and offering an excellent space for entertaining or relaxing throughout the year.

The MODERN KITCHEN, updated in recent years, is well appointed and positioned conveniently next to the dining room. In addition, the ground floor benefits from a DOUBLE BEDROOM, a CONTEMPORARY SHOWER ROOM (circa two years old) and a SEPARATE WC, making the property particularly appealing to those seeking ground-floor living or multigenerational flexibility.

To the first floor, there are TWO FURTHER BEDROOMS, including a generous principal bedroom, along with useful EAVES STORAGE accessed from the landing. The home has been well maintained, with a BOILER INSTALLED APPROXIMATELY 12 MONTHS AGO, offering reassurance on running costs and efficiency. Externally, the property enjoys a pleasant garden and driveway parking, completing a well-balanced and appealing offering.

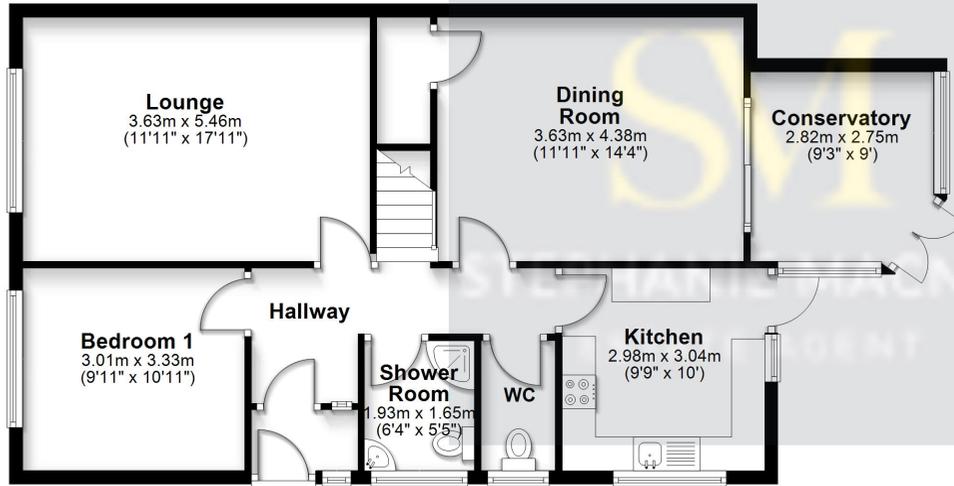
Early viewing is recommended to appreciate both the setting and the flexibility of the accommodation on offer.





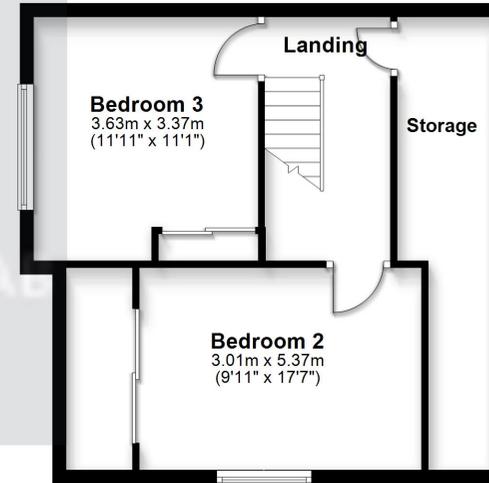
### Ground Floor

Approx. 81.3 sq. metres (875.3 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 126.2 sq. metres (1358.9 sq. feet)

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

