



West Lane, Formby,
L37 7BA

£675,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This much-loved detached family home has been cherished by the same family for 40 years and now presents a rare opportunity for a new owner to make it their own. Set in a popular residential location within easy reach of Formby village, the property combines generous accommodation with a delightful garden that has been carefully nurtured over the years. With its spacious layout, the house is ideal for family living and also offers scope for further enhancement, including potential to convert the loft (subject to permissions).

The ground floor opens with a welcoming hall that leads into a bright and generous LOUNGE extending to over 27ft, offering an excellent space for entertaining. From here, doors open into a large CONSERVATORY which enjoys wonderful garden views and provides a perfect year-round living space. The separate KITCHEN sits to the rear of the house, while a utility room and ground floor WC add further convenience. The integral garage is accessed independently from the front.

Upstairs, the property offers three well-proportioned bedrooms, including a particularly spacious principal bedroom, together with a fourth room currently used as an office or occasional bedroom. The FAMILY BATHROOM has been updated with a modern suite, and there is an additional WC off the landing. From here, there is also access to the loft area, which offers clear potential for conversion, providing even more flexibility.

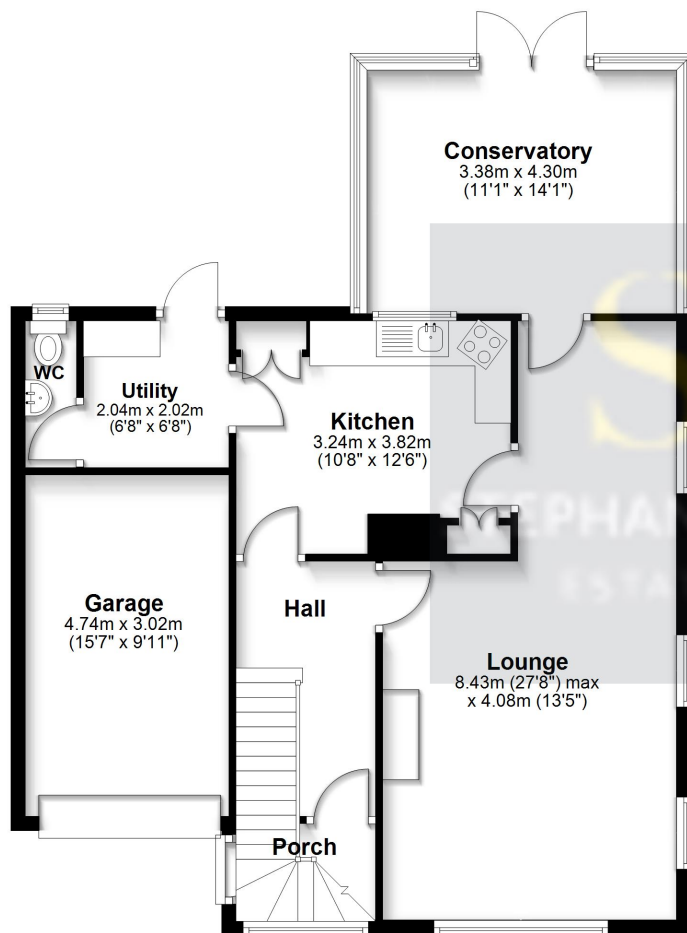
The rear garden has been a real labour of love for the current owners – beautifully established and thoughtfully planted, it provides a tranquil haven with space for outdoor seating and play. To the front, there is OFF-ROAD PARKING together with an attached garage.





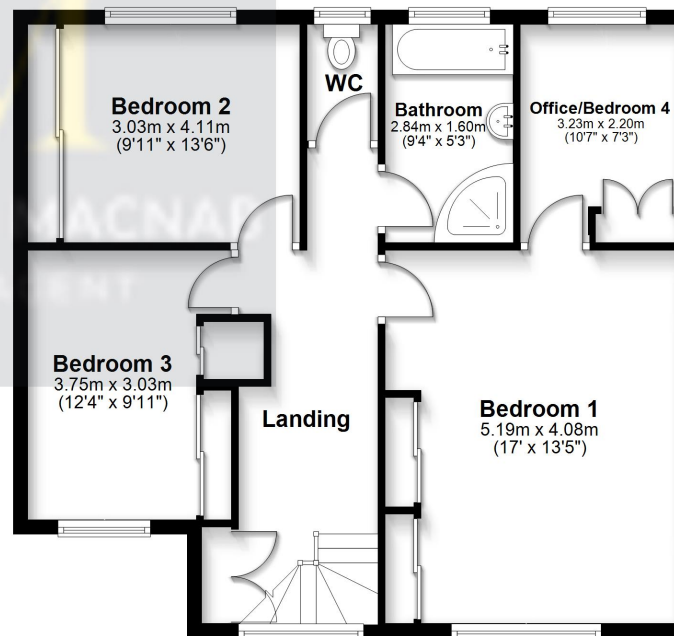
Ground Floor

Approx. 87.1 sq. metres (937.1 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.4 sq. feet)



Total area: approx. 159.5 sq. metres (1716.5 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive
2002/91/EC

