



Phillips Lane, Formby,
L37 4AZ

OFFERS OVER
£690,000

SM

STEPHANIE MACNAB
ESTATE AGENT

STYLISH and SUBSTANTIAL FAMILY HOME

Set on a 0.20 ACRE SOUTH-FACING PLOT, this beautifully EXTENDED home offers stylish, TURNKEY living with superb indoor-outdoor flow. Finished to a high standard throughout, the property combines flexible family space, contemporary fittings, and a landscaped garden perfect for entertaining — all offered with NO CHAIN.

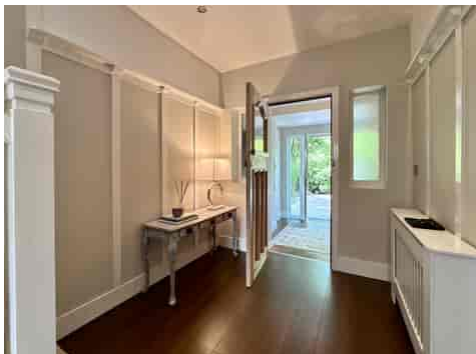
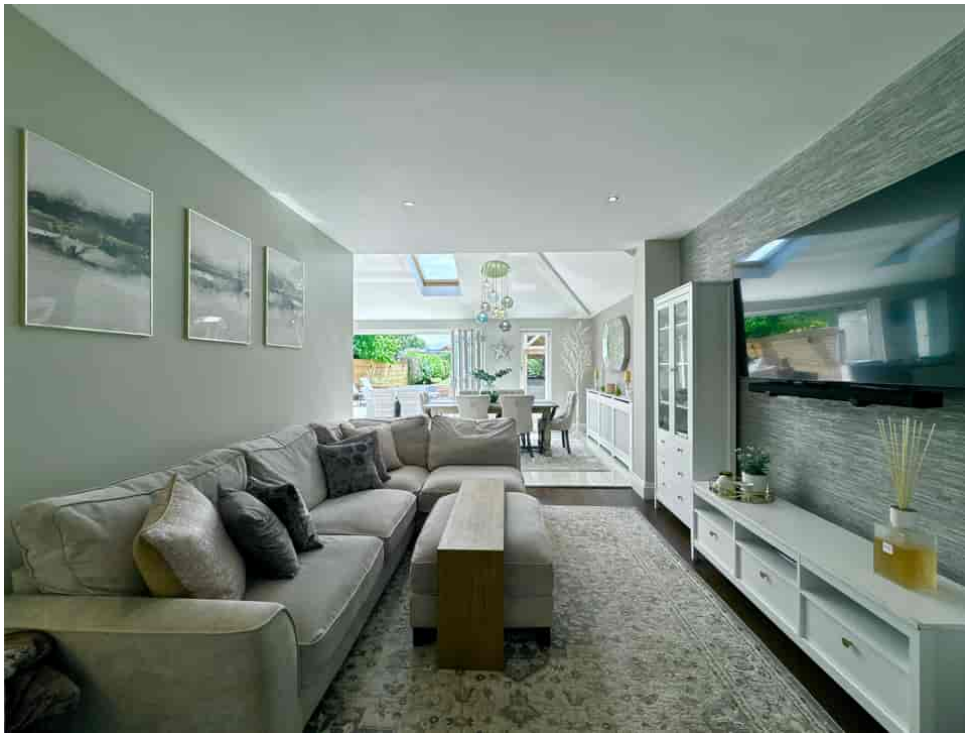
The heart of the home is the impressive OPEN-PLAN KITCHEN, DINING AND LIVING AREA, filled with light from multiple skylights and full-width bi-fold doors that open onto a large patio. The kitchen is sleek and modern, with a feature island, integrated appliances and ample storage. Beyond, the garden has been professionally landscaped and includes a BESPOKE-BUILT BAR AND COVERED HOT TUB AREA (hot tub available by separate negotiation).

Additional ground floor accommodation includes TWO FURTHER RECEPTION ROOMS, a HOME OFFICE, UTILITY ROOM, and a striking GROUND FLOOR SHOWER ROOM. The upper floor features FOUR BEDROOMS and a modern FAMILY BATHROOM, all presented in excellent decorative order.

To the front, the property benefits from a NEW BLOCK-PAVED DRIVEWAY WITH ELECTRIC GATES, providing ample parking and access to the garage store.

This is a truly STUNNING HOME, ideal for buyers seeking space, privacy, and high-quality living in a move-in ready condition.

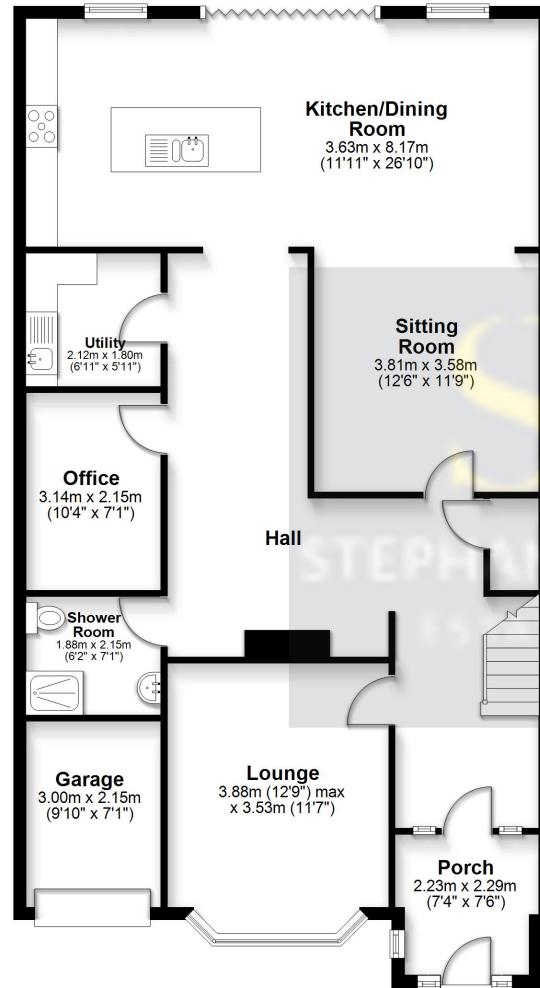






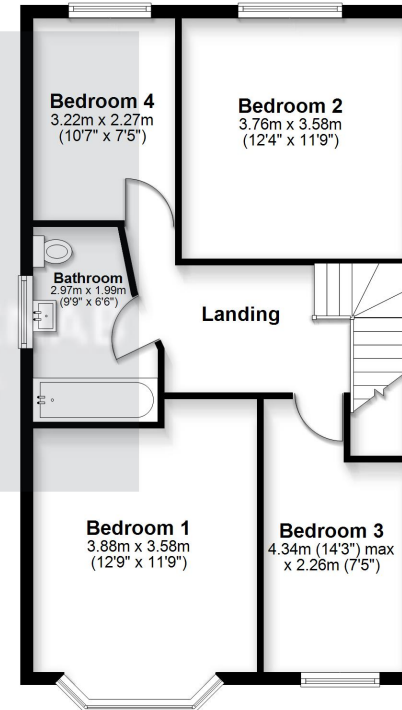
Ground Floor

Approx. 117.4 sq. metres (1263.5 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 179.3 sq. metres (1930.2 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		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		