



Woodlands Road,
Formby, L37 2JN

£550,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A beautifully extended and immaculately maintained FOUR-BEDROOM DETACHED FAMILY HOME, occupying a GENEROUS 0.12 ACRE FREEHOLD PLOT in a popular and established residential area. This exceptional property has been thoughtfully upgraded by the current owners to offer a wealth of stylish, flexible living space, ideal for modern family life.

On entering the home, you're greeted by a bright and welcoming ENTRANCE HALL with a striking glass-panelled staircase, setting the tone for the contemporary finish throughout. A separate UTILITY ROOM and GROUND FLOOR WC offer practical convenience, while the fabulous DUAL ASPECT LOUNGE is a generous, elegant space with a feature fireplace and picture window to the front.

At the rear of the house, the heart of the home is undoubtedly the impressive OPEN-PLAN KITCHEN, finished with sleek units, integrated appliances, and QUARTZ WORKTOPS. This opens seamlessly into a stunning ORANGERY EXTENSION featuring a central ROOF LANTERN and FRENCH DOORS to the garden, creating a superb DINING AND FAMILY AREA bathed in natural light.

Upstairs, the spacious landing leads to FOUR WELL-PROPORTIONED BEDROOMS, three of which boast their own EN-SUITE SHOWER ROOMS, while the remaining bedroom is served by a contemporary FAMILY BATHROOM. Each bedroom is finished to a high standard, offering both comfort and privacy for family members or guests.

Externally, the WEST-FACING REAR GARDEN is a good-size and enjoys a pleasant outlook with lawn and planted borders, offering plenty of room for outdoor seating and family use. To the front, a wide BLOCK-PAVED DRIVEWAY provides parking for multiple vehicles and leads to a generous DOUBLE GARAGE.

This is a lovely home, presented with care and quality throughout, and perfectly located for schools, commuter routes and local amenities.







