



Wicks Lane, Formby,
L37 2YD

**OFFERS OVER
£465,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

This DETACHED HOUSE occupies a generous corner plot and offers spacious accommodation of over 2,180 sq ft. The property combines versatile reception space, a practical family layout, and the added benefit of a SOUTH-FACING REAR GARDEN, making it an ideal long-term home.

The ground floor is centred around a welcoming entrance hall, which provides access to three reception rooms. The LOUNGE is well-proportioned and connects to a BRIGHT SITTING ROOM overlooking the garden, while the formal DINING ROOM is ideal for entertaining. A BREAKFAST ROOM adjoins the KITCHEN, which is positioned at the front of the house with pleasant views of the cherry blossom trees – a perfect spot to enjoy morning coffee while watching the world go by.

Upstairs, the first floor continues the sense of space, with four comfortable bedrooms. The PRINCIPAL BEDROOM benefits from an EN-SUITE SHOWER ROOM and excellent fitted storage. The remaining bedrooms are well-sized and are served by a family bathroom. A spacious landing and useful eaves storage add to the practicality of the home.

Externally, the property features a carport leading to a DETACHED GARAGE, providing secure off-road parking and storage. The SOUTH-FACING REAR GARDEN is well-kept with both lawn and patio areas, perfect for relaxing or entertaining. Being positioned on a CORNER PLOT, there is also scope to explore future extensions, subject to consents.

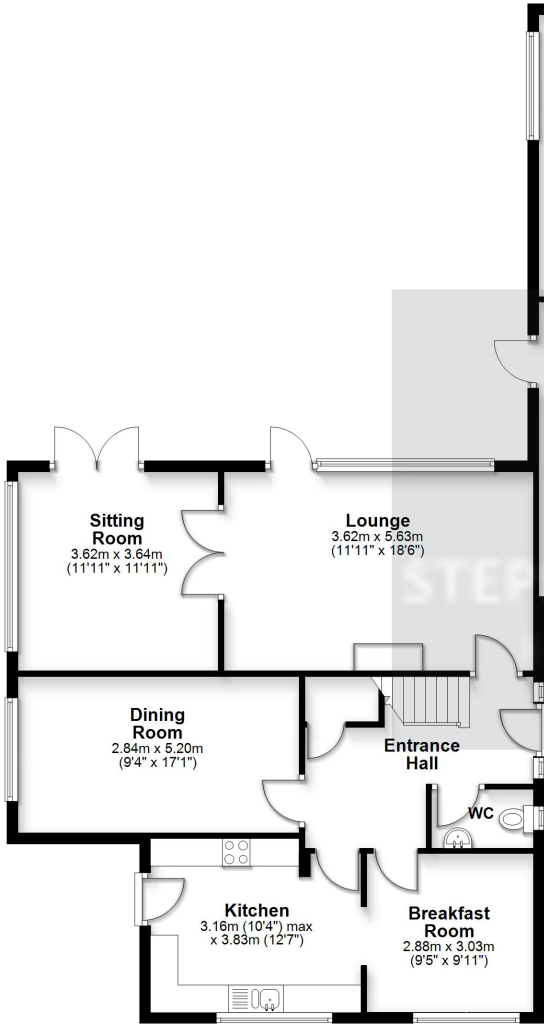






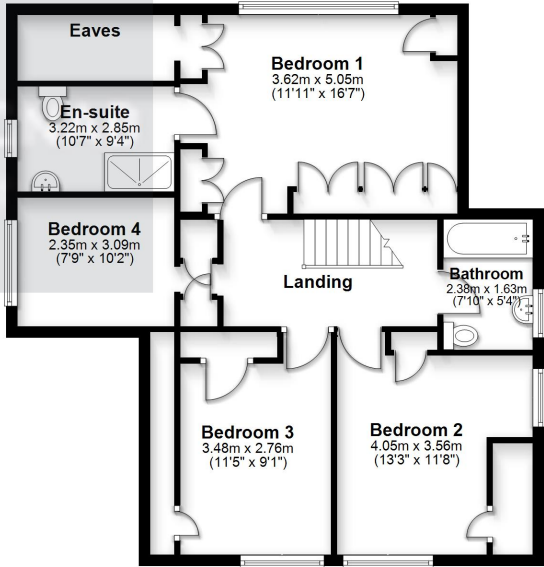
Ground Floor

Approx. 122.7 sq. metres (1320.5 sq. feet)



First Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



Total area: approx. 203.3 sq. metres (2188.5 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	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		