



St Annes Road, Formby,
L37 7AS

OFFERS OVER
£425,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This CHARACTERFUL SEMI-DETACHED HOME offers generous proportions, a well-balanced layout, and a BEAUTIFUL REAR GARDEN that stretches far beyond first impressions — perfect for families, keen gardeners and anyone seeking a private outdoor retreat. Lovingly maintained and full of warmth, it combines period charm with modern comfort and sits within a HIGHLY DESIRABLE AREA OF FORMBY, close to local schools and the village.

The FLOOR PLAN illustrates an excellent layout. The ENTRANCE HALL provides a welcoming first impression with a feature staircase and plenty of natural light. The FRONT LOUNGE enjoys a BAY WINDOW and a cosy focal fireplace, while the DINING ROOM connects effortlessly through to the KITCHEN, creating a sociable and functional heart of the home. The kitchen is fitted with modern cabinetry, integrated appliances and plenty of workspace, opening through to the CONSERVATORY/SITTING ROOM — a superb space for entertaining or relaxing while overlooking the garden. A UTILITY ROOM and GROUND FLOOR WC complete the ground floor.

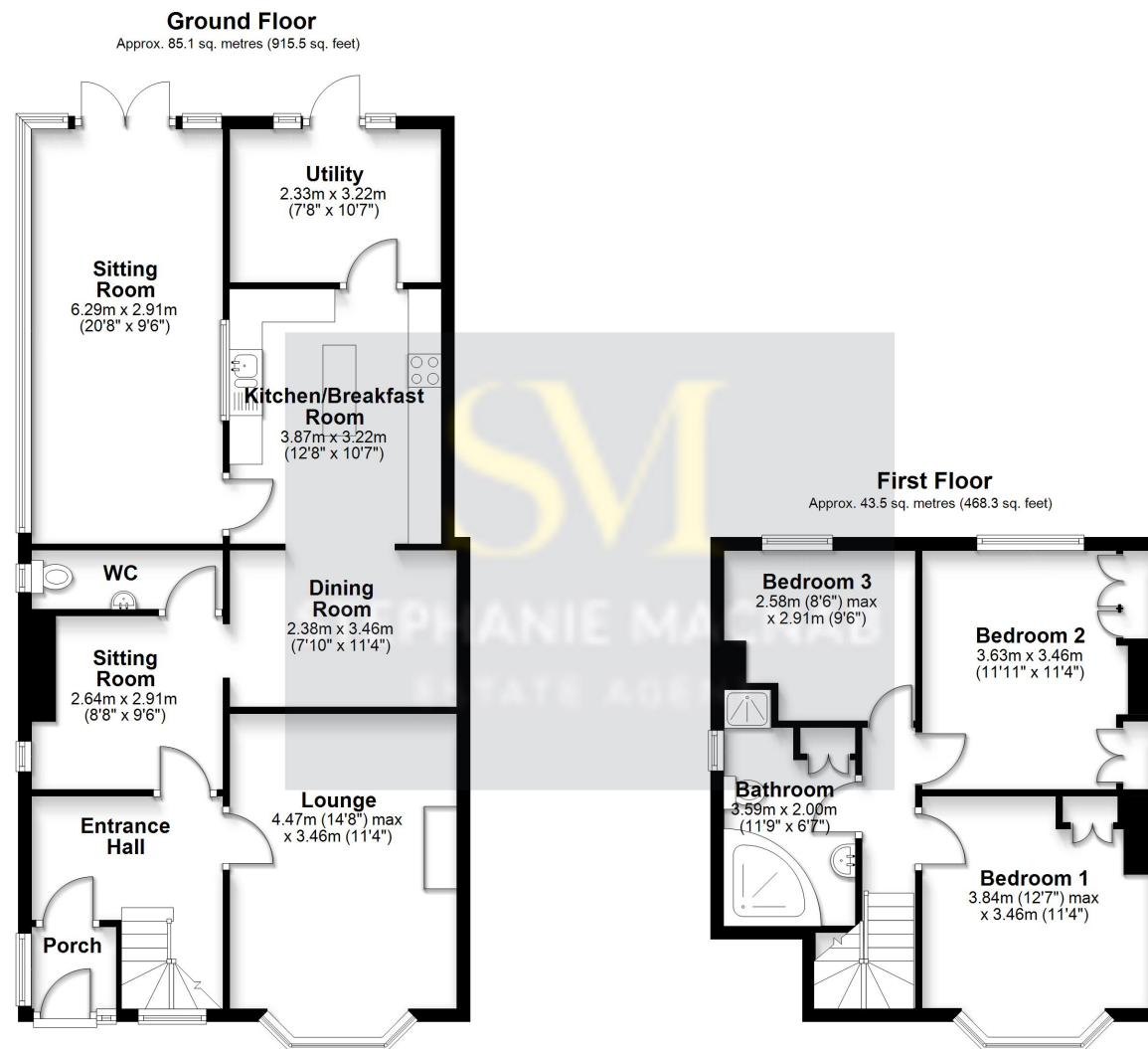
Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, and the FAMILY BATHROOM features a bath with a separate shower area. Every room has a calm, inviting feel, reflecting the care that has gone into maintaining the property over the years.

Outside, the property sits well back from the road with OFF-ROAD PARKING AND SIDE ACCESS GATES leading to the rear. The HUGE REAR GARDEN is a standout feature — attractively landscaped, with mature trees, planting and plenty of space for play areas, vegetable beds or even future garden studios. A RETROFITTED TILED ROOF ON THE CONSERVATORY improves energy efficiency and makes the space usable all year round.









Total area: approx. 128.6 sq. metres (1383.8 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	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		