



Woodlands Road,
Formby, L37 2JW

Offers Over £425,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this family home, lovingly maintained and enjoyed by its current owners for over 29 years. Throughout its history, the property has evolved and adapted to meet the needs of the family, resulting in a well-cared-for house.

With its ATTRACTIVE KERB APPEAL and a tree-lined streetscape, this house immediately captures your attention. Step inside, and you'll be greeted by a bright and airy interior that radiates warmth and comfort. The front-facing LOUNGE offers a cosy retreat, perfect for relaxing and unwinding, while the REAR SITTING ROOM leads seamlessly into the CONSERVATORY, providing a picturesque view of the garden.

The KITCHEN is a delightful space, featuring marble work surfaces and a high-quality Rangemaster cooker that adds a touch of luxury to the culinary experience.

Practicality is not compromised in this family home, with the inclusion of a downstairs WC and UTILITY ROOM, essential amenities for everyday convenience. Additionally, the lean-to provides excellent additional storage space.

Upstairs, you'll find FOUR WELL-PROPORTIONED BEDROOMS and a family SHOWER ROOM. The main bedroom benefits from its own EN-SUITE shower room, ensuring personal space and privacy.

The LOFT AREA presents a fantastic opportunity, currently decorated with flooring and skylights, creating a versatile space that can be utilized in various ways. Previously, there was a fixed staircase leading to the loft, but it was removed to accommodate the addition of the en-suite.

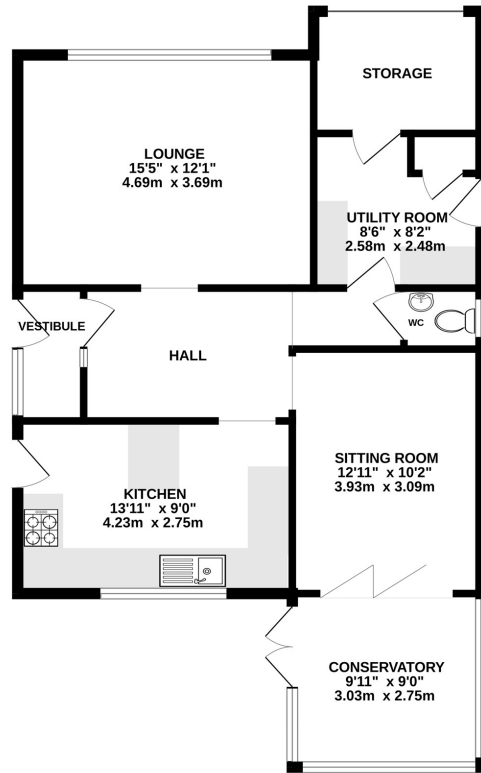
Outside, the property offers OFF-ROAD parking for several cars, providing practicality and ease of access. The enclosed REAR GARDEN has been a source of joy for the owners, offering a tranquil retreat to enjoy peace and quiet.

Don't miss out on the chance to view this beloved family home. Contact us today to arrange a viewing and experience what this property has to offer.

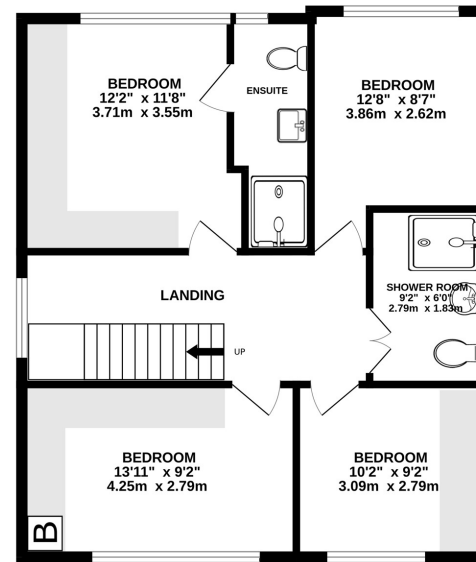




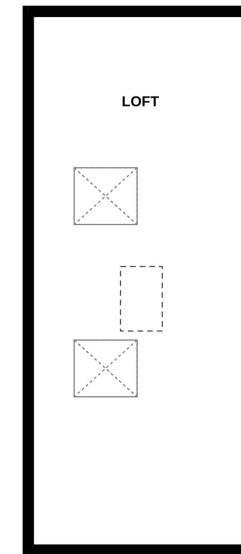
GROUND FLOOR
785 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1792 sq.ft. (166.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

