



Sutton Road, Formby,
L37 2HD

OFFERS OVER
£625,000

SM

STEPHANIE MACNAB
ESTATE AGENT

An ELEGANT FOUR-BEDROOM DETACHED HOME with striking kerb appeal, high-spec finishes throughout, and a GENEROUS WEST-FACING GARDEN – ideally positioned for sun and outdoor living.

Tucked away in a desirable location, this beautifully maintained family home seamlessly blends TRADITIONAL CHARACTER with CONTEMPORARY STYLE. From the moment you step inside, the attention to detail is clear — from the welcoming HALLWAY with oak and glass staircase, to the generous OPEN-PLAN KITCHEN, DINING and SITTING AREA that's tailor-made for entertaining and family life.

The stunning kitchen features a central island, granite worktops, and integrated appliances, all set against sleek tiled flooring and soft lighting. Large glazed doors extend the space into a landscaped rear garden, with a sun-drenched west-facing patio, manicured lawn and stylish seating areas — a standout feature that transforms the property in warmer months.

Inside, the property offers excellent versatility with multiple reception spaces, including a relaxed LOUNGE with feature brick fireplace and LOG BURNER, and a peaceful sitting area ideal for reading or simply relaxing and watching TV.

Upstairs are four comfortable bedrooms, including a spacious MAIN BEDROOM with a SHOWER ROOM and a stylish FAMILY BATHROOM featuring twin sinks and contemporary fittings.

The property also benefits from a private DRIVEWAY, integral GARAGE, UTILITY ROOM, DOWNSTAIRS WC, and smart exterior lighting — all designed with comfort and lifestyle in mind.

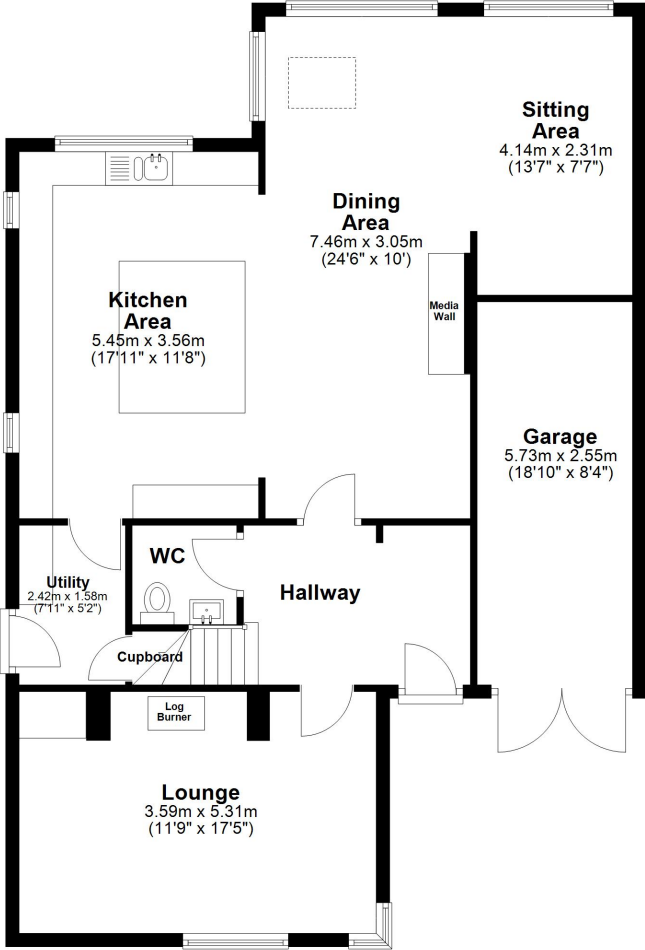






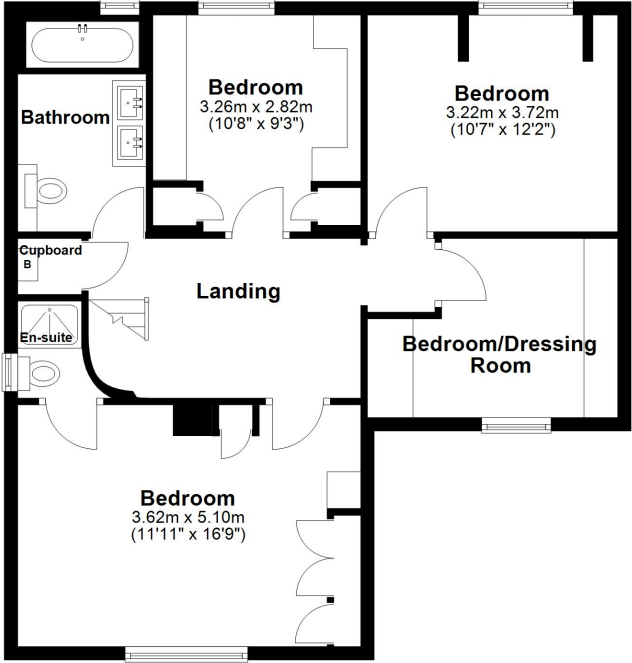
Ground Floor

Approx. 104.3 sq. metres (1123.2 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.4 sq. feet)



Total area: approx. 174.5 sq. metres (1878.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 