



Piercefield Road,
Formby, L37 7DG

OFFERS OVER
£750,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This VICTORIAN DOUBLE-FRONTED DETACHED RESIDENCE has been cherished by the same family for nearly four decades and now offers a rare opportunity to secure a home of real character in a prime residential setting. Set within a generous 0.27 ACRE PLOT, it showcases the balance, symmetry, and elegance of its era, including HIGH CEILINGS, BAY WINDOWS, and ORIGINAL FIREPLACES.

The welcoming entrance hall sets the tone, leading to two impressive front-facing reception rooms, both centred around REAL OPEN FIRES. A further sitting room enjoys views over the garden, while the BREAKFAST KITCHEN provides ample space for informal dining, complemented by a utility room and WC.

Upstairs, the attractive landing is a feature in itself and leads to FOUR DOUBLE BEDROOMS, all light and well-proportioned. The accommodation is completed by a family bathroom and separate WC. The home has clearly been well-cared for and offers an excellent canvas for a buyer to add their own style over time if desired.

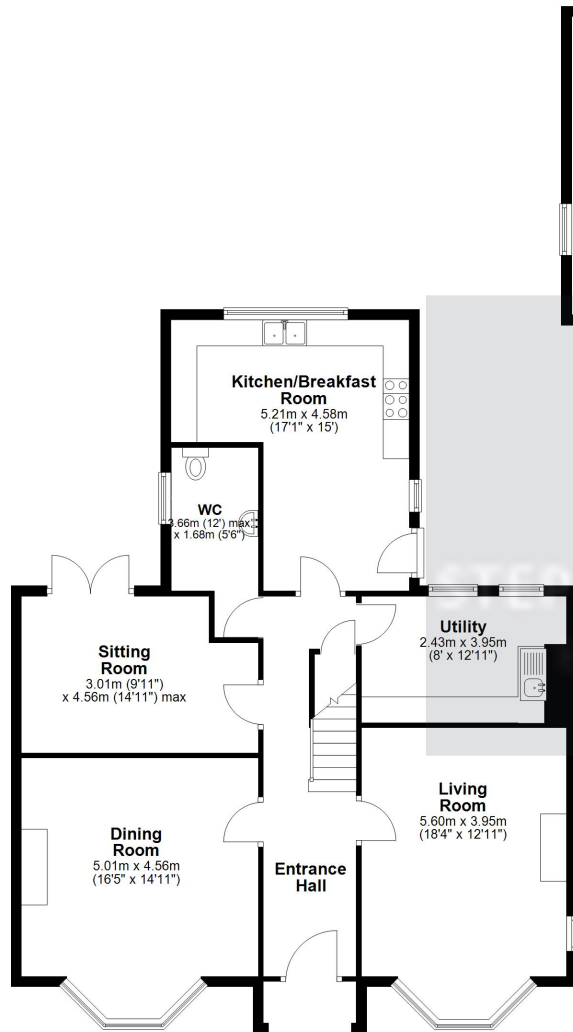
The outside space is particularly special, with a mature rear garden that offers privacy and plenty of room for family life, entertaining, or simply relaxing. To the front, the house is set back behind a gated driveway, providing AMPLE PARKING together with a DOUBLE GARAGE.







Ground Floor
Approx. 130.5 sq. metres (1404.5 sq. feet)



Garage
5.73m x 4.73m
(18'10" x 15'6")

First Floor
Approx. 86.7 sq. metres (933.3 sq. feet)



Total area: approx. 217.2 sq. metres (2337.8 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		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		