



Park Road, Formby,
L37 6AB

£325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This EXTENDED SEMI-DETACHED HOME offers superb space, modern styling and a layout that works beautifully for busy family life. With a host of high-quality upgrades and a generous footprint of approximately 1,220 SQ FT, it is ready to move straight into and enjoy.

A welcoming hallway leads into the SPACIOUS LOUNGE — a fantastic dual-aspect living area with LOG BURNER, bespoke illuminated shelving and FRENCH DOORS opening to the garden. Natural light floods the space, creating a warm and inviting setting for relaxation or entertaining.

The heart of the home is the OPEN-PLAN KITCHEN/DINING ROOM, featuring a vaulted ceiling with skylight, quartz-style worktops, breakfast island and plenty of storage. A UTILITY ROOM is conveniently positioned to keep laundry tucked away, while the GROUND FLOOR SHOWER ROOM adds excellent practicality for family living.

Upstairs, there are THREE BEDROOMS, including a main bedroom with extensive fitted wardrobes. The FAMILY BATHROOM is stylish and bright with two windows adding great natural light. Outside, the GOOD-SIZED CORNER PLOT offers a lawned garden, paved seating area and side access. There is also OFF-ROAD parking and a GARAGE.

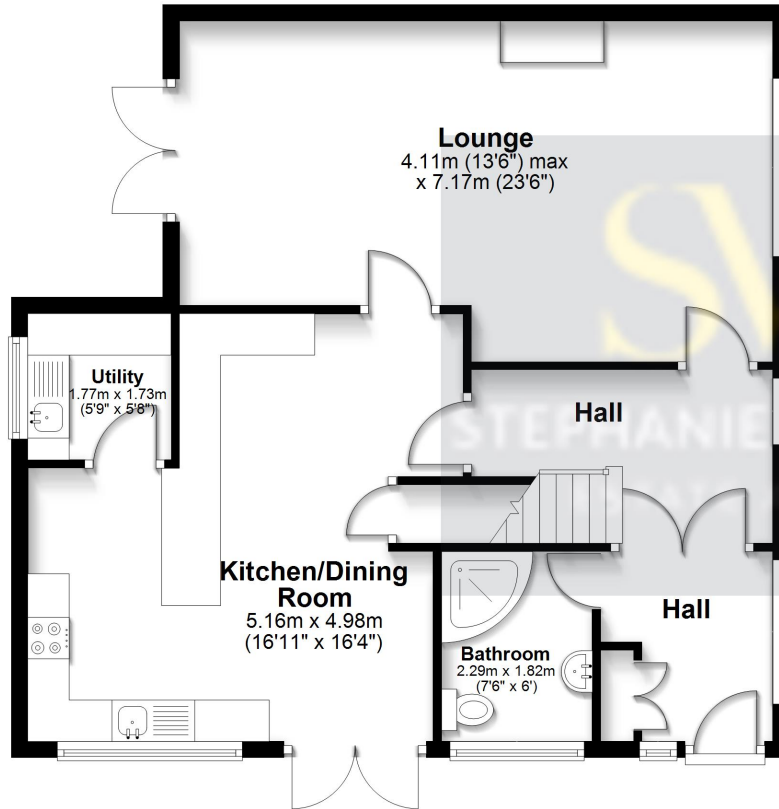
Stylishly presented, well-planned and packed with thoughtful improvements, this is a home that truly delivers on space, comfort and lifestyle.





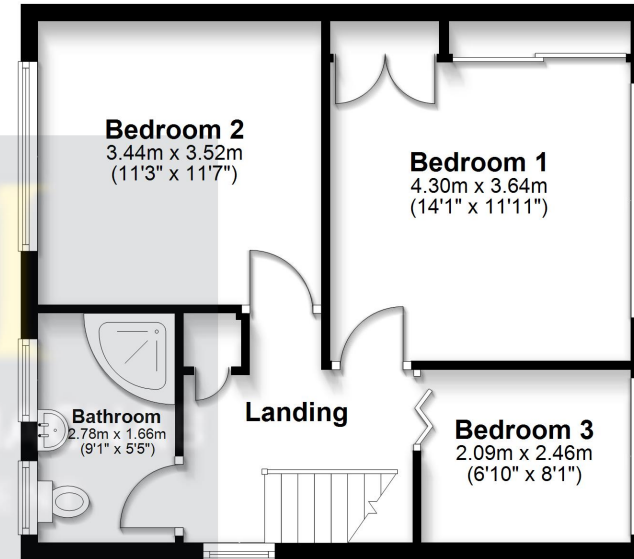
Ground Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 113.4 sq. metres (1220.5 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	73	83
(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			

