



Harington Green,
Formby, L37 1PN

£450,000

SM

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ESTATE AGENT

This IMMACULATE DETACHED HOME occupies a generous corner plot in a sought-after cul-de-sac, offering stylish, well-presented interiors and a SUNNY SOUTH-FACING GARDEN. The property has been meticulously maintained by the current owners and provides a true turnkey finish for a family looking to move straight in.

The accommodation is bright and welcoming, with a PORCH and ENTRANCE HALL leading to a spacious THROUGH LOUNGE DINER. This elegant space runs the full depth of the house and flows naturally into the KITCHEN, making it ideal for modern family life and entertaining. From here, double doors open into the CONSERVATORY, a light-filled additional reception space that connects beautifully to the garden. A side porch offers useful everyday access, while a DOWNSTAIRS WC adds further convenience.

Upstairs, there are FOUR BEDROOMS arranged around a central landing. Each room is beautifully presented, with the main bedroom enjoying a front-facing aspect. The contemporary FAMILY BATHROOM is finished to a high standard, complete with a sleek suite and stylish tiling. A loft with ladder and boarding provides additional storage.

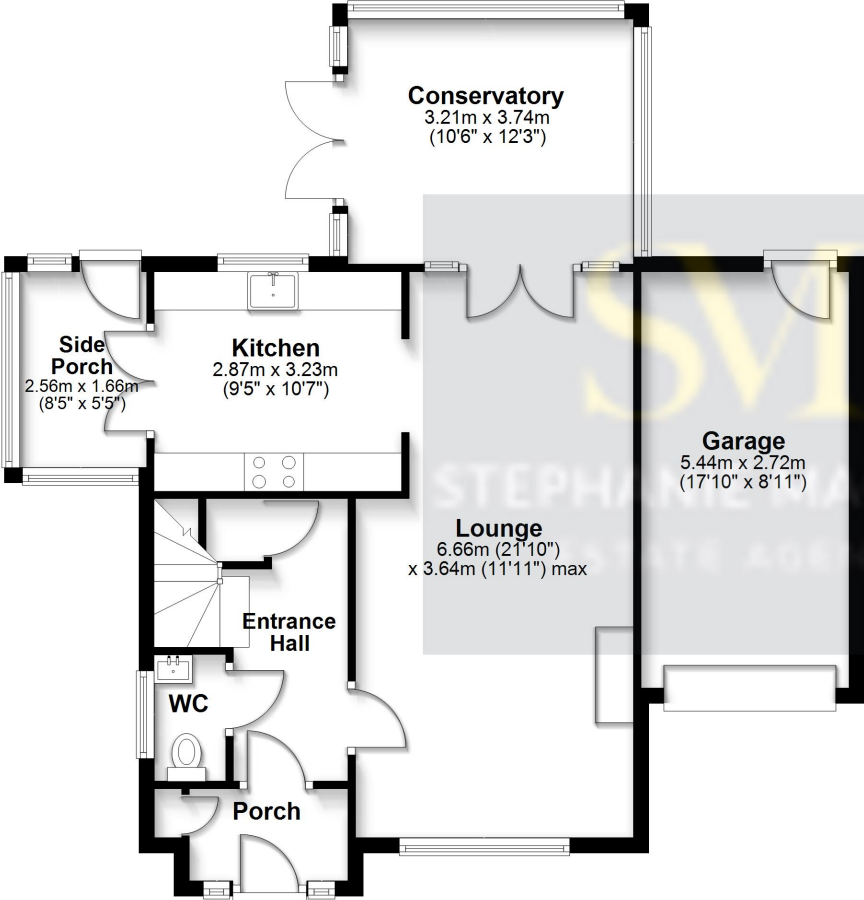
Externally, the property boasts attractive kerb appeal, with landscaped gardens to the front and a driveway providing OFF-ROAD PARKING and access to the INTEGRAL GARAGE. To the rear, the private SOUTH-FACING GARDEN is a standout feature—ideal for summer entertaining, relaxation, and family use.





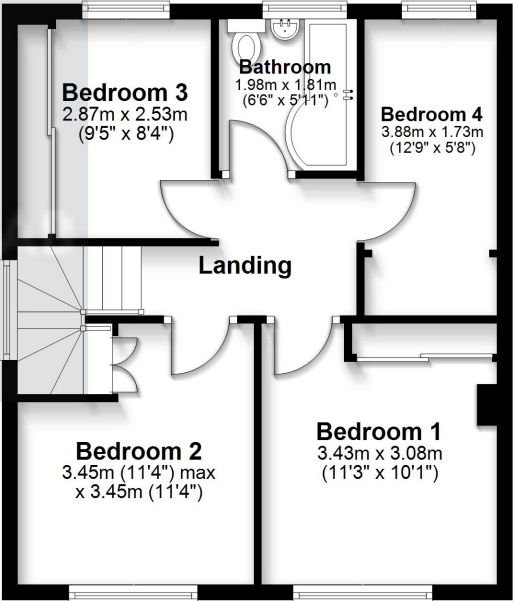
Ground Floor

Approx. 77.2 sq. metres (831.1 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 123.6 sq. metres (1330.2 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	70	82
(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	

