



Freshfield Road,  
Formby, L37 7BG

**OFFERS OVER**  
**£775,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Substantial Detached Home | Generous Plot | Prestigious Location | No Onward Chain

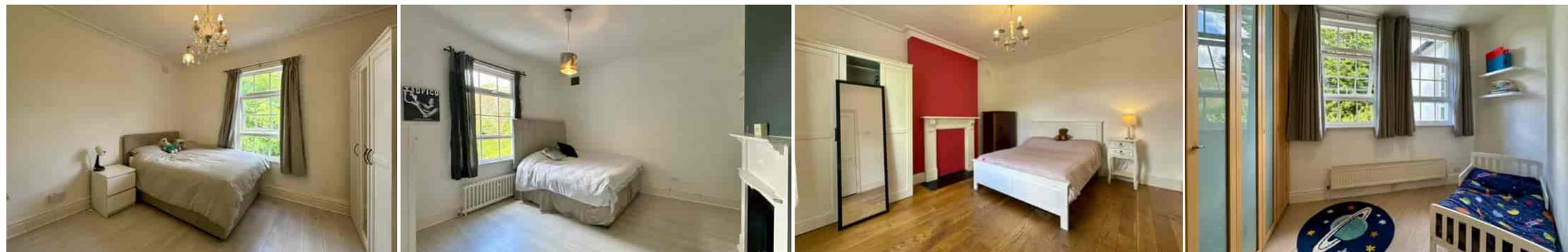
Located on one of Formby's most desirable residential roads, this impressive five-bedroom DETACHED HOME occupies a MATURE WEST-FACING PLOT of approximately 0.23 acres and offers EXCEPTIONAL INTERNAL SPACE extending to nearly 3,000 sq ft (GIA). Available with NO ONWARD CHAIN, this is an ideal opportunity for those seeking a long-term home in a prime setting.

Set back from the road behind a cobbled driveway, the property offers a versatile layout with a blend of formal and informal spaces. A notable rear extension — completed prior to the current ownership — creates a bright and SPACIOUS OPEN-PLAN KITCHEN, DINING and FAMILY area with direct access to the garden.

The accommodation also includes a generous LOUNGE, TWO ADDITIONAL RECEPTION ROOMS including a bay-fronted office, UTILITY, WC, and a retained secondary kitchen. Upstairs, FIVE WELL-PROPORTIONED BEDROOMS are served by TWO BATHROOMS, including a main suite with dressing area and EN-SUITE.

Outside, the REAR GARDEN enjoys a SUNNY WESTERLY aspect and a sense of privacy, while a DETACHED GARAGE provides additional storage or parking.

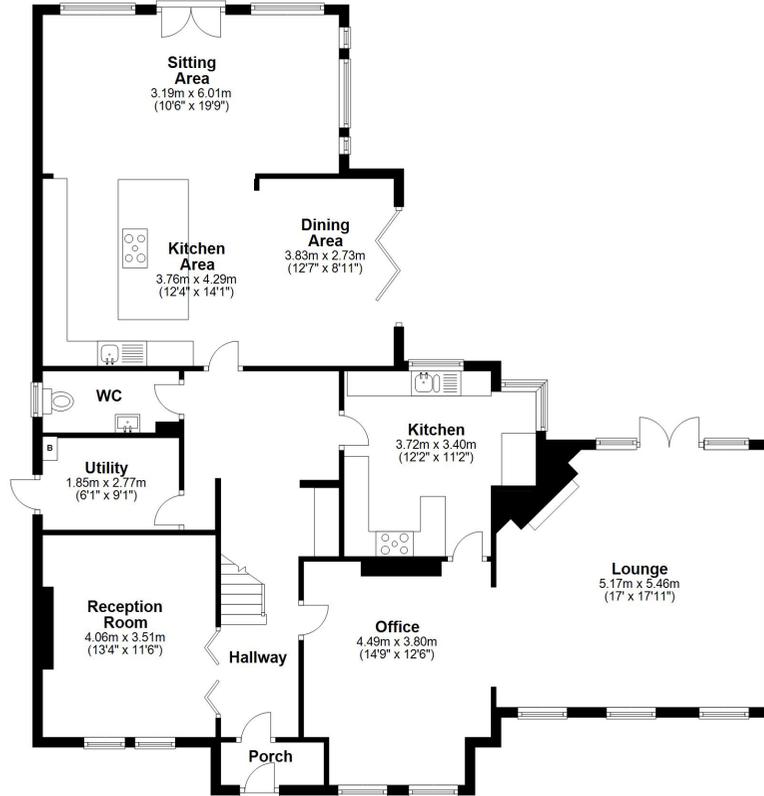
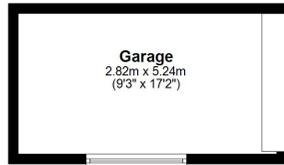
This is a rare opportunity to secure a substantial home on one of Formby's most sought-after roads — offering scale, privacy and flexibility in equal measure.







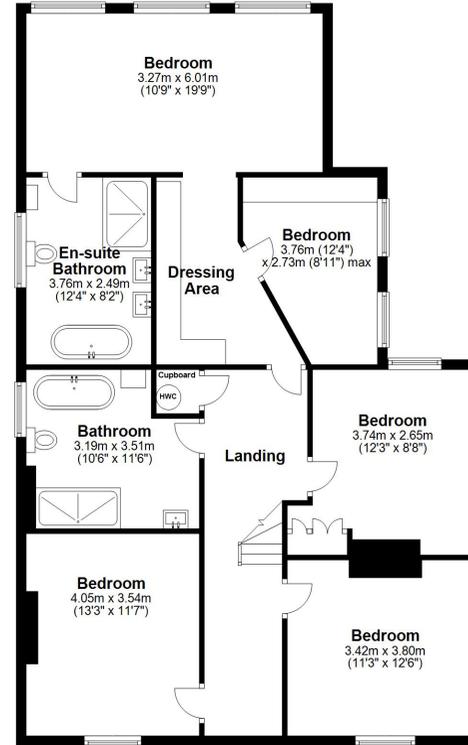
**Ground Floor**  
Approx. 163.2 sq. metres (1757.2 sq. feet)



Total area: approx. 277.7 sq. metres (2989.4 sq. feet)

Plan produced using PlanUp.

**First Floor**  
Approx. 114.5 sq. metres (1232.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	