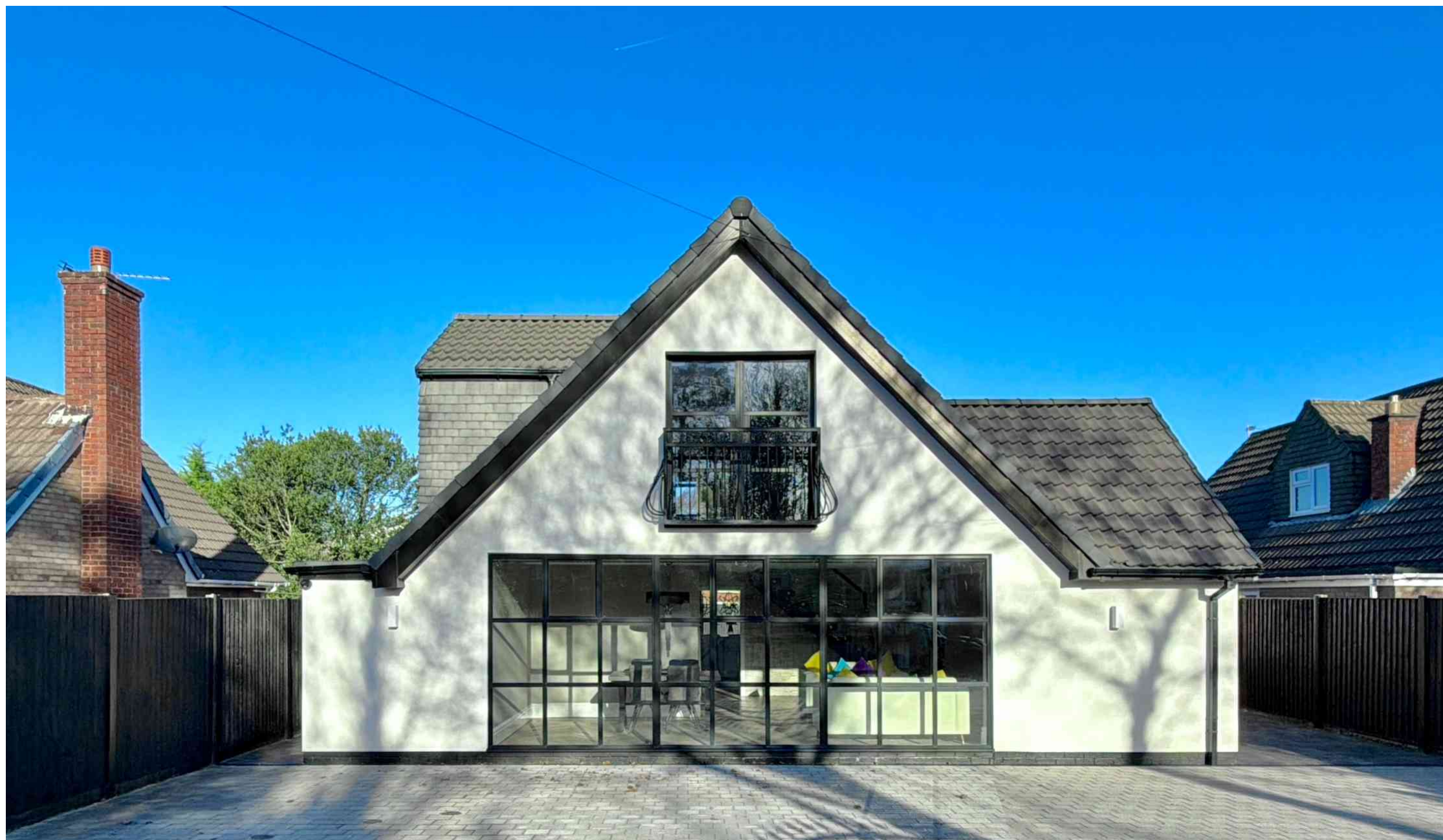




Bushbys Lane, Formby,
L37 2DZ

OFFERS OVER
£700,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Set behind electric gates on Bushbys Lane, this EXTENDED detached home has been REDESIGNED and FINISHED to a HIGH STANDARD, offering modern, flexible accommodation across two floors and available with NO ONWARD CHAIN. The layout works particularly well for families needing ground-floor bedrooms or space for guests, with two en-suite doubles on the ground level and two further bedrooms upstairs.

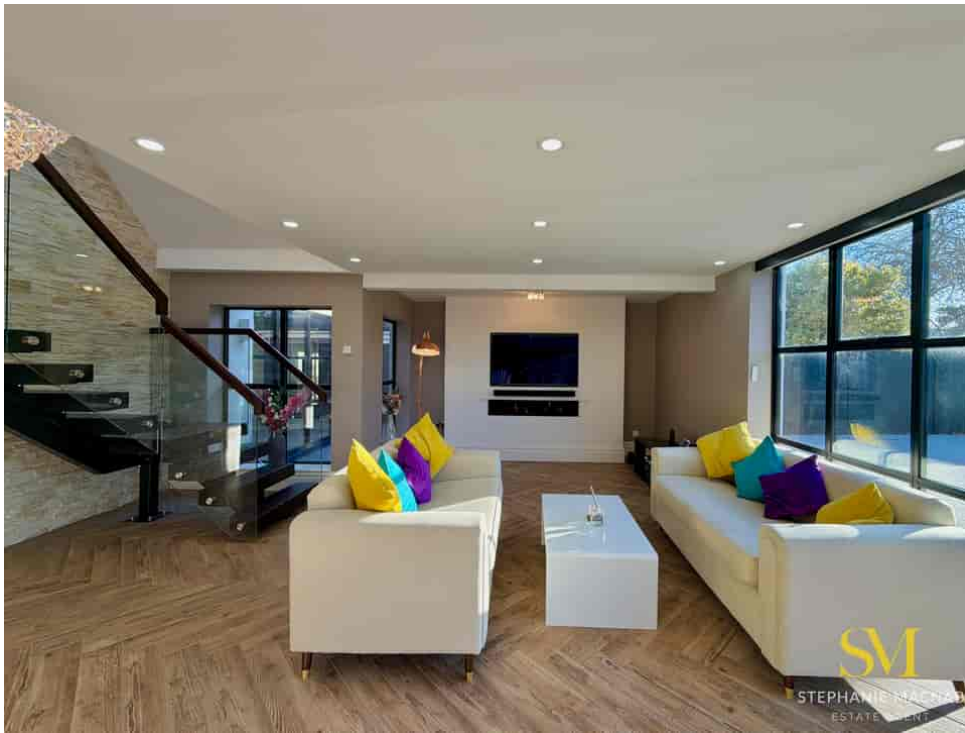
The focal point of the property is the LARGE OPEN-PLAN KITCHEN, DINING and FAMILY ROOM, fitted with a bespoke Oak in-frame hand-painted kitchen, Quartzite worktops, a central island and BI-FOLDING doors to the garden. A separate front LOUNGE provides an additional living space, complete with feature fire and a walnut staircase leading to the first floor.

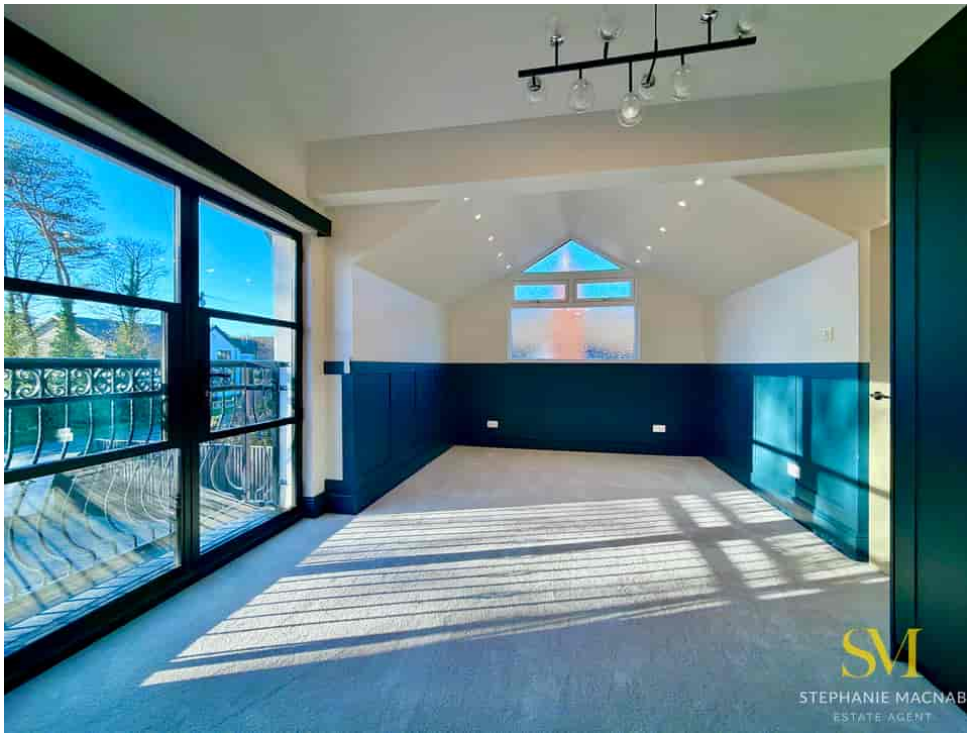
Upstairs, the principal bedroom includes a vaulted ceiling, Juliet balcony and fitted wardrobes, along with a second double bedroom and a well-appointed family bathroom featuring a claw-foot bath and separate walk-in shower. The specification throughout includes underfloor heating to much of the ground floor, Crittall-style windows to the front, remotely operated blinds and oak internal doors.

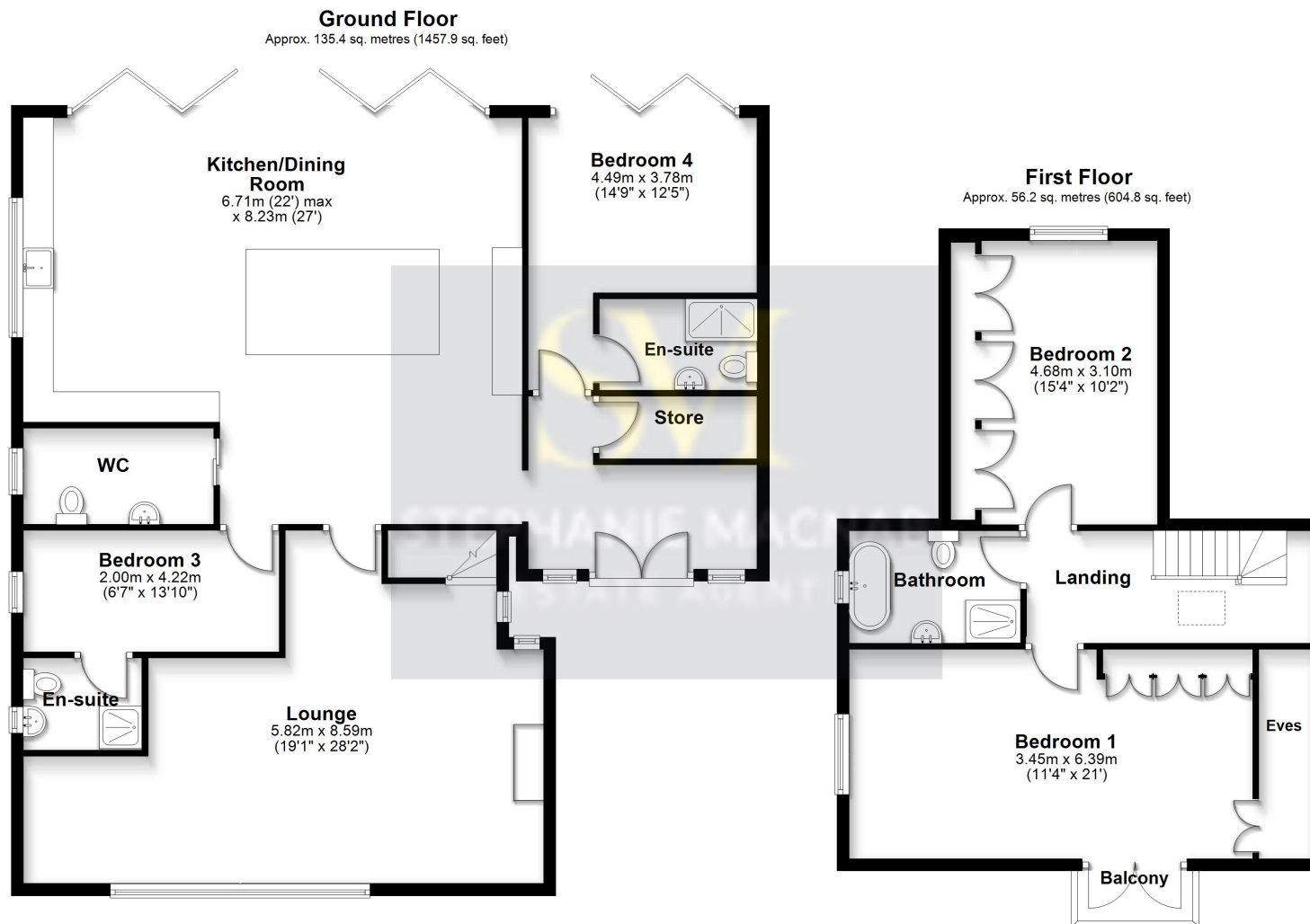
Outside, the property offers a GATED DRIVEWAY with granite block providing ample parking, a landscaped front approach and a private REAR GARDEN with lawn and porcelain patio.

The property is just moments from the National Trust Pinewoods. This part of Formby is particularly popular with families and pet owners, with miles of woodland trails, open pathways and routes leading directly to the beach. The area provides an excellent balance of outdoor space, fresh air and easy access to everyday amenities, making it a standout location for those wanting both lifestyle and convenience









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	78	83
(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