



8 Montagu Road,  
Formby, L37 1LA

**Offers Over £700,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Step into a world of timeless style with this exquisite 1920s DETACHED HOUSE nestled in the PRESTIGIOUS FRESHFIELD area of Formby. Lovingly owned as a cherished family home for nearly 60 years, this residence exudes an aura of REFINED CHARM, inviting its new guardians to script the next chapter of its story.

As you step through from the vestibule, you're greeted by a spacious ENTRANCE HALL, setting the tone for the accommodation beyond. The accommodation offers great flexibility and is currently laid out as THREE FRONT FACING RECEPTION ROOMS, lounge, sitting room and dining room. These evoke bygone sophistication, perfect for entertaining guests or indulging in intimate family gatherings.

The ground floor also provides a STUDY, REAR KITCHEN DINER with a walk-in PANTRY, UTILITY ROOM, and a separate BATHROOM and WC catering for the needs of a modern, bustling household and opening up some of the ground floor reception rooms to be used as bedrooms if required. A CONSERVATORY is accessed off the hall.

Ascend the staircase to discover TWO generously proportioned double BEDROOMS, offering ample space for rest and rejuvenation. A dressing area and ENSUITE SHOWER ROOM is provided to the front facing bedroom, with views over Formby Golf Club. Ample storage can be accessed from the landing area.

Spanning just under 3,000 sq. ft., the impressive internal space is matched only by the EXPANSIVE OUTDOOR GROUNDS, with the property sitting on an impressive 0.29-acre plot. A front garden welcomes you upon arrival, with PARKING to the drive, with a single garage leading to a large double garage to the rear. The LARGE REAR GARDEN truly steals the show, presenting endless possibilities for extension, subject to all necessary consents, as well as providing an idyllic setting for family recreation and entertainment.

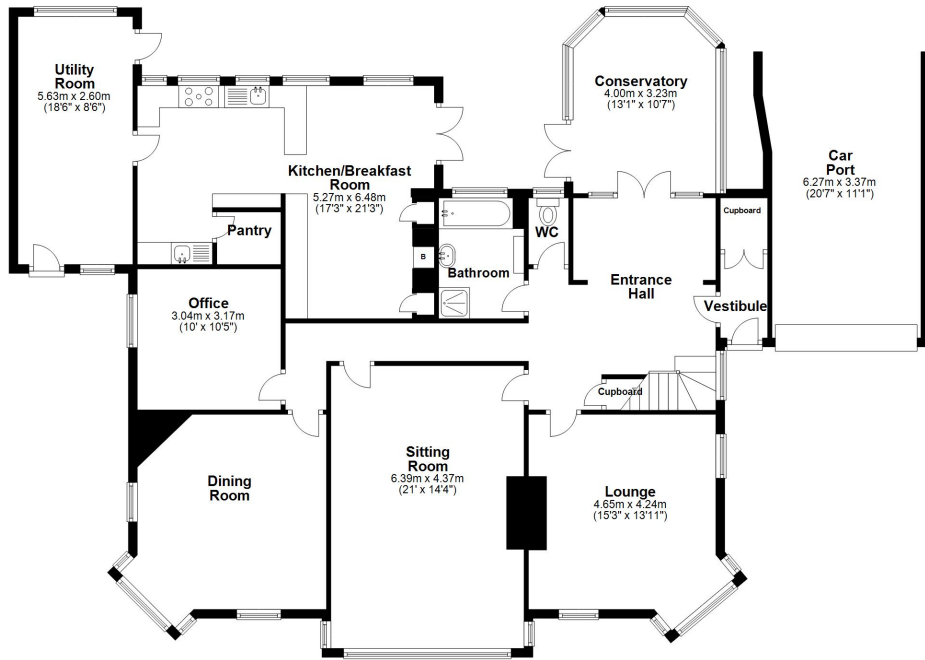
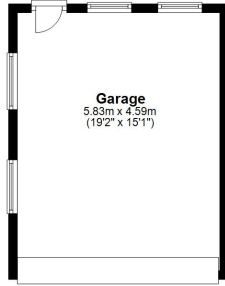
This property is not just a house; it's a canvas waiting to be adorned with the dreams and aspirations of its new occupants. Don't miss the opportunity to make this property your forever home. Contact Stephanie Macnab Estate Agents today to arrange a viewing and embark on the journey towards timeless elegance. NO ONWARD CHAIN.







**Ground Floor**  
Approx. 201.6 sq. metres (2170.5 sq. feet)



Total area: approx. 275.0 sq. metres (2960.6 sq. feet)

Plan produced using PlanUp.

**First Floor**  
Approx. 73.4 sq. metres (790.1 sq. feet)

