



45 Gores Lane,
Formby, Liverpool,
Merseyside, L37 3NU

OFFERS OVER
£625,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A much-loved family home on Gores Lane, Formby – offered with no onward chain and a superb west-facing garden, now ready for its next custodians to turn it into their forever home

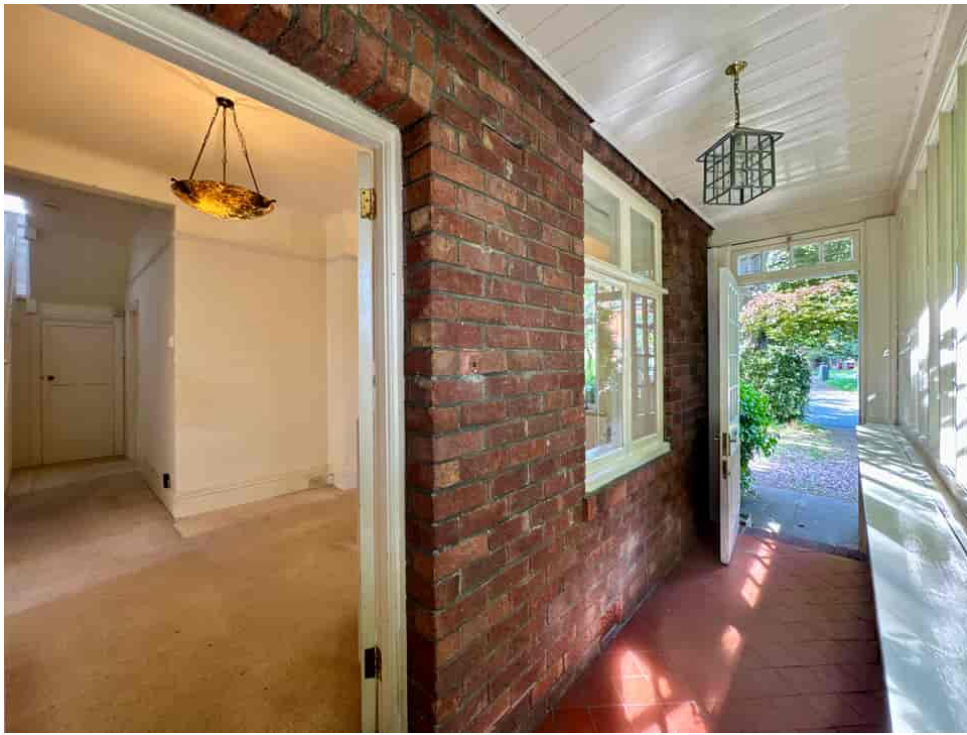
Set on one of Formby's most sought-after TREE-LINED ROADS, this handsome DETACHED HOME offers a rare opportunity to purchase a property that has been in the same family for over 40 years. Positioned on a GENEROUS 0.27-acre PLOT with a delightful WEST-FACING REAR GARDEN, it presents fantastic scope for modernisation and future extension (subject to permissions), all within a short walk of the village centre and excellent schools.

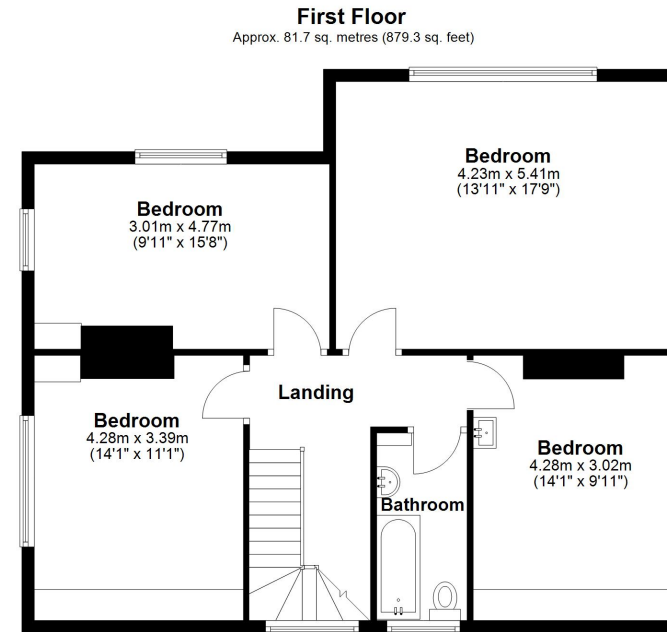
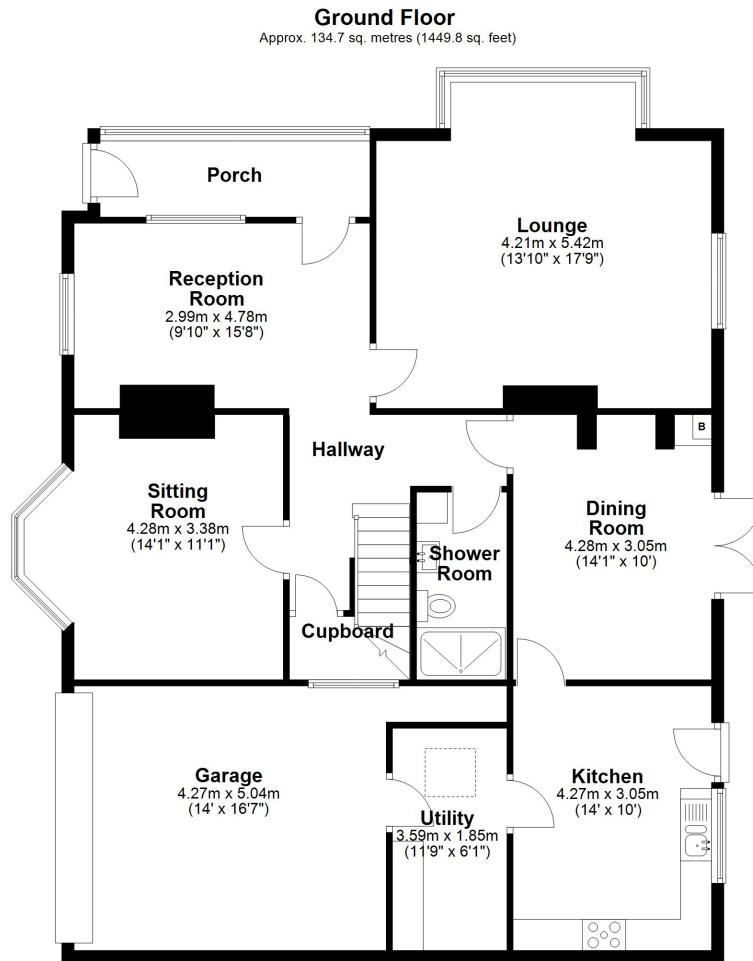
The property exudes charm from the moment you approach, with a gravel driveway, mature borders, and a recessed ENTRANCE PORCH leading to a CHARACTERFUL and welcoming DINING HALL, a bright and spacious LOUNGE overlooking the rear garden, a characterful SITTING ROOM with bay window and feature fireplace, and a separate DINING ROOM that links beautifully to the garden through French doors. A traditional KITCHEN with adjoining UTILITY ROOM, a practical GROUND FLOOR SHOWER ROOM, and an INTEGRAL GARAGE complete the layout.

Upstairs, the spacious LANDING gives access to FOUR DOUBLE BEDROOMS, all enjoying leafy outlooks, plus a FAMILY BATHROOM.

The true highlight lies outside — a beautifully MATURE REAR GARDEN that offers privacy, colour, and space, with established borders, flowering trees, a large lawn, and paved seating areas perfect for entertaining or relaxing in the afternoon sun. The orientation and size of the garden make it a STANDOUT FEATURE.







Total area: approx. 216.4 sq. metres (2329.1 sq. feet)

Plan produced using PlanUp.

