



Carrs Crescent,
Formby, L37 2EU

Offers Over £725,000

SM

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ESTATE AGENT

This SUBSTANTIAL VICTORIAN RESIDENCE has been EXTENDED and carefully maintained, offering over 3,300 SQ FT of flexible family accommodation on a generous plot of 0.24 ACRE. The home has been enjoyed by the same family for 30 years and presents a rare opportunity in this sought-after location.

The property retains a wealth of PERIOD FEATURES, including high ceilings, ornate plasterwork, and large bay windows that bathe the rooms in natural light. Its versatile layout offers excellent scope for MULTI-GENERATIONAL LIVING, with the rear extension incorporating a SECOND LOUNGE, KITCHEN, and BATHROOM, ideally suited as an INTEGRAL ANNEXE with its own independent access.

The ground floor is approached via a welcoming RECEPTION HALL, leading to TWO ELEGANT RECEPTION ROOMS and a formal DINING ROOM which flows into the KITCHEN – the true heart of the home. A spacious OFFICE overlooks the gardens, providing an ideal space to work or study. Together with the ANNEXE ACCOMMODATION referenced above, this completes the extensive ground-floor layout.

Upstairs, the first floor hosts FIVE BEDROOMS, including a spacious principal bedroom with EN-SUITE, alongside a family bathroom. A staircase leads to the second floor, offering a large LOFT ROOM with excellent storage and potential for further development (subject to permissions).

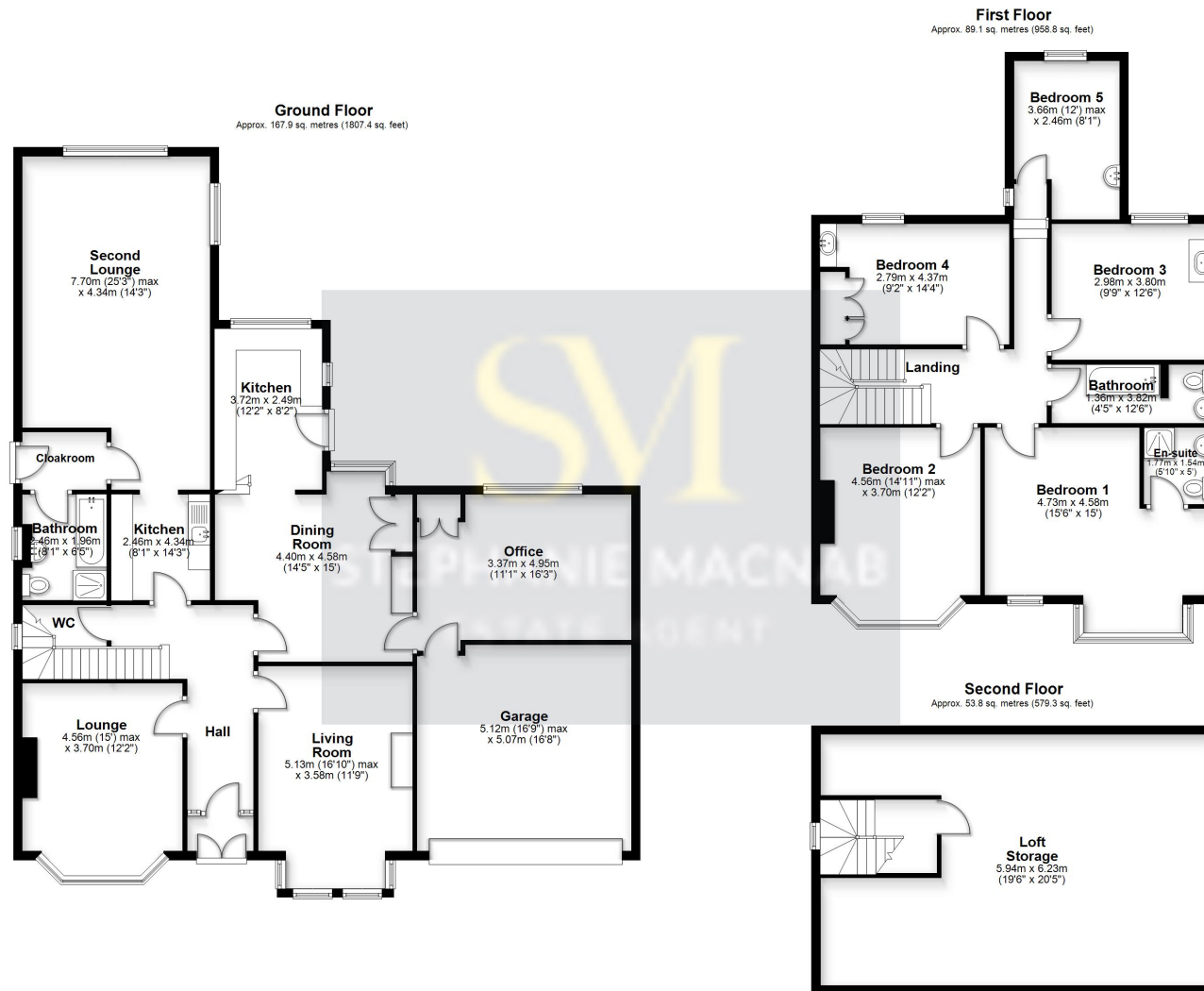
Externally, the property enjoys a sweeping frontage with a DRIVEWAY providing ample parking and access to the DOUBLE GARAGE. To the rear, the mature gardens are established with trees and lawns, providing privacy and plenty of space for entertaining.

This impressive home is ideal for a growing family or buyers seeking a large property with scope to tailor to individual needs. Viewing is essential to appreciate the scale and potential.









Total area: approx. 310.8 sq. metres (3345.5 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+)	64	74
A		
(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

