Lonsdale Road,
Formby, L37 3HQ

OFFERS OVER
£400,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Occupying a prime position on a TREE-LINED ROAD WITHIN WALKING DISTANCE OF FORMBY VILLAGE, this beautifully remodelled family home combines timeless character with effortless modern style. Since purchasing in 2016, the current owners have undertaken a COMPREHENSIVE PROGRAMME OF RENOVATION AND EXTENSION, including a NEW ROOF, COMPLETE REWIRE AND REPLUMBING, creating a home that's as practical as it is elegant.

The accommodation is arranged around a bright and welcoming entrance hall. To the front, the bay-fronted living room is a serene and inviting space, complete with feature fireplace and classic detailing that nods to the home's 1930s heritage. To the rear, the heart of the home is a stunning OPEN-PLAN KITCHEN/LIVING/DINING AREA WITH SLIDING DOORS, seamlessly connecting indoor and outdoor living. Finished in deep-toned cabinetry with a contrasting island, the kitchen is complemented by HERRINGBONE FLOORING, feature lighting and quality appliances.
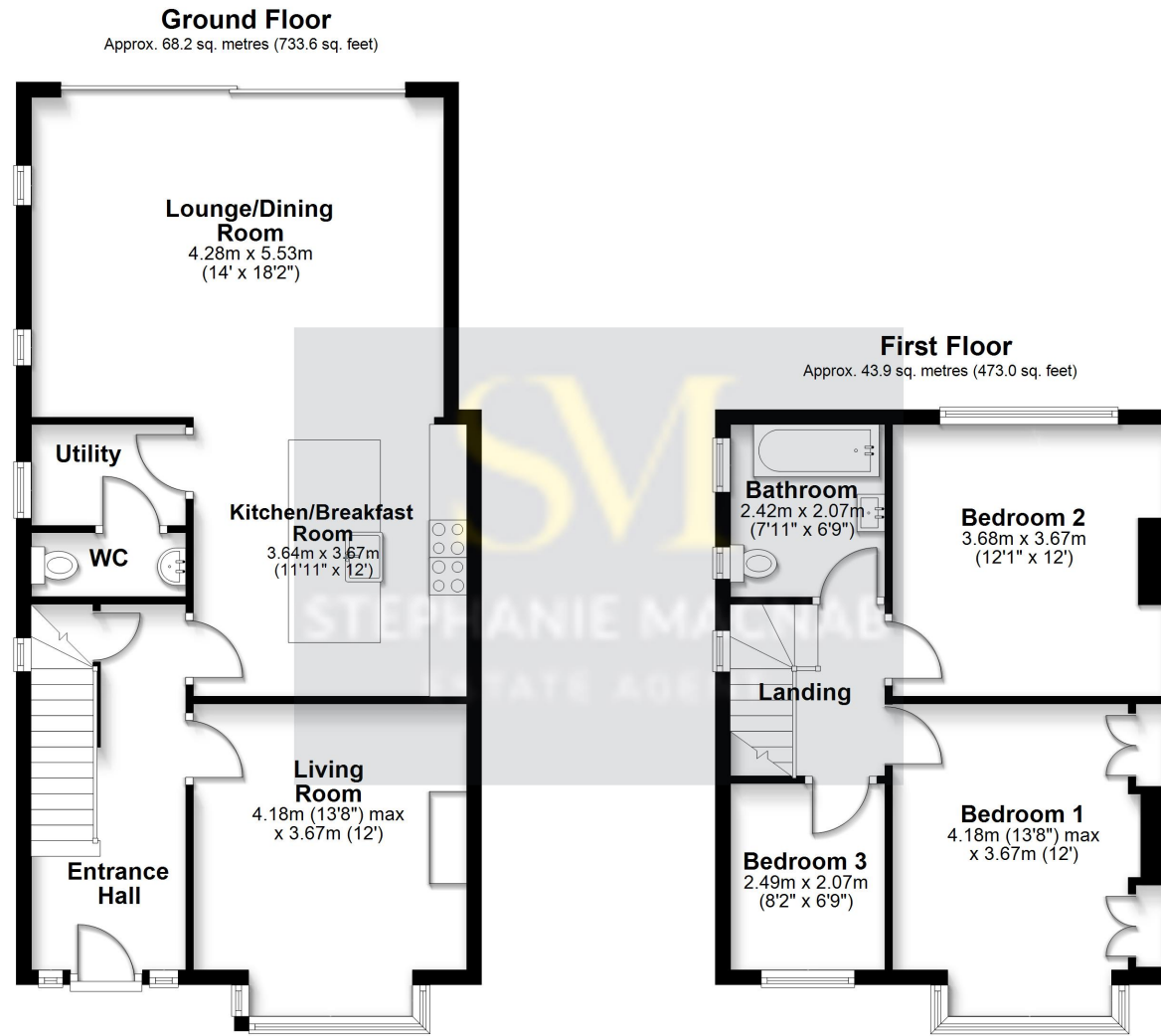
A utility room and ground floor WC provide day-to-day practicality, while the extension's vaulted ceiling and rooflights flood the living space with natural light. Upstairs, there are three beautifully presented bedrooms and a STYLISH FAMILY BATHROOM featuring metro tiling, a contemporary suite and dual windows for added brightness. Each bedroom has been tastefully decorated, with the main bedroom benefiting from fitted wardrobes and a wide bay window.

Externally, the property makes a striking impression with its smart rendered façade, landscaped frontage and DRIVEWAY PARKING. The rear garden enjoys excellent privacy, featuring a raised deck and level lawn bordered by fencing and mature planting – a perfect setting for entertaining or relaxing in the evening sun.

Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)

Lounge/Dining Room
4.28m x 5.53m
(14' x 18'2")

Utility

WC

Kitchen/Breakfast Room
3.64m x 3.67m
(11'11" x 12')

Living Room
4.18m (13'8") max
x 3.67m (12')

Entrance Hall

First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)

Bathroom
2.42m x 2.07m
(7'11" x 6'9")

Bedroom 2
3.68m x 3.67m
(12'1" x 12')

Landing

Bedroom 3
2.49m x 2.07m
(8'2" x 6'9")

Bedroom 1
4.18m (13'8") max
x 3.67m (12')

Total area: approx. 112.1 sq. metres (1206.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.