



Firs Crescent, Formby,
L37 1PT

OFFERS OVER
£725,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set in one of Formby's most desirable crescents, this DETACHED FAMILY HOME offers around 2,100 SQ FT of beautifully maintained accommodation on a generous 0.16 ACRE PLOT. Mature greenery and established trees provide a peaceful backdrop, making this a perfect setting for family life. Having been owned and loved for over twenty years, the property has been carefully maintained and thoughtfully enhanced, while still offering scope for a buyer to put their own mark on it.

The ground floor flows effortlessly, with a welcoming ENTRANCE HALL and cloakroom leading to a central hallway. From here, the formal DINING ROOM opens to the rear garden, while the spacious LOUNGE features a contemporary fireplace and connects through glazed doors into a bright SITTING ROOM, complete with skylights and French doors to the garden. At the heart of the home, the generous KITCHEN/BREAKFAST ROOM is ideal for modern family living, with access to the garden patio and an adjoining GARAGE for practicality.

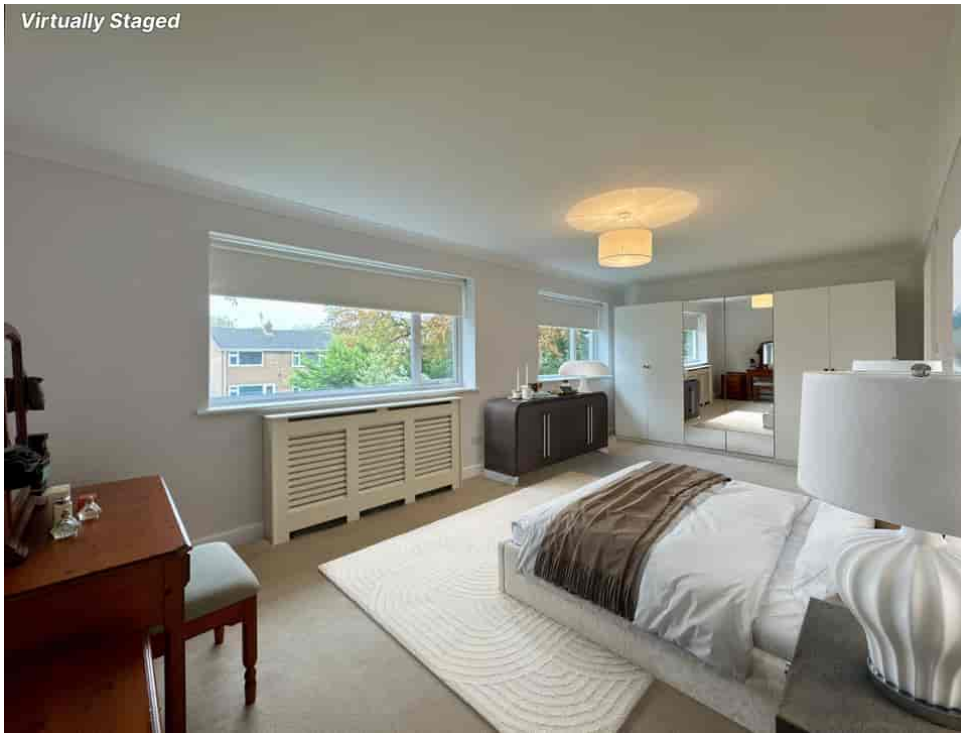
Upstairs, the property provides FOUR WELL-PROPORTIONED BEDROOMS. The PRINCIPAL BEDROOM stretches across the rear of the house, with dual windows overlooking the garden and its own EN-SUITE. There are three further bedrooms, each enjoying leafy views, along with a FAMILY BATHROOM finished in a contemporary style.

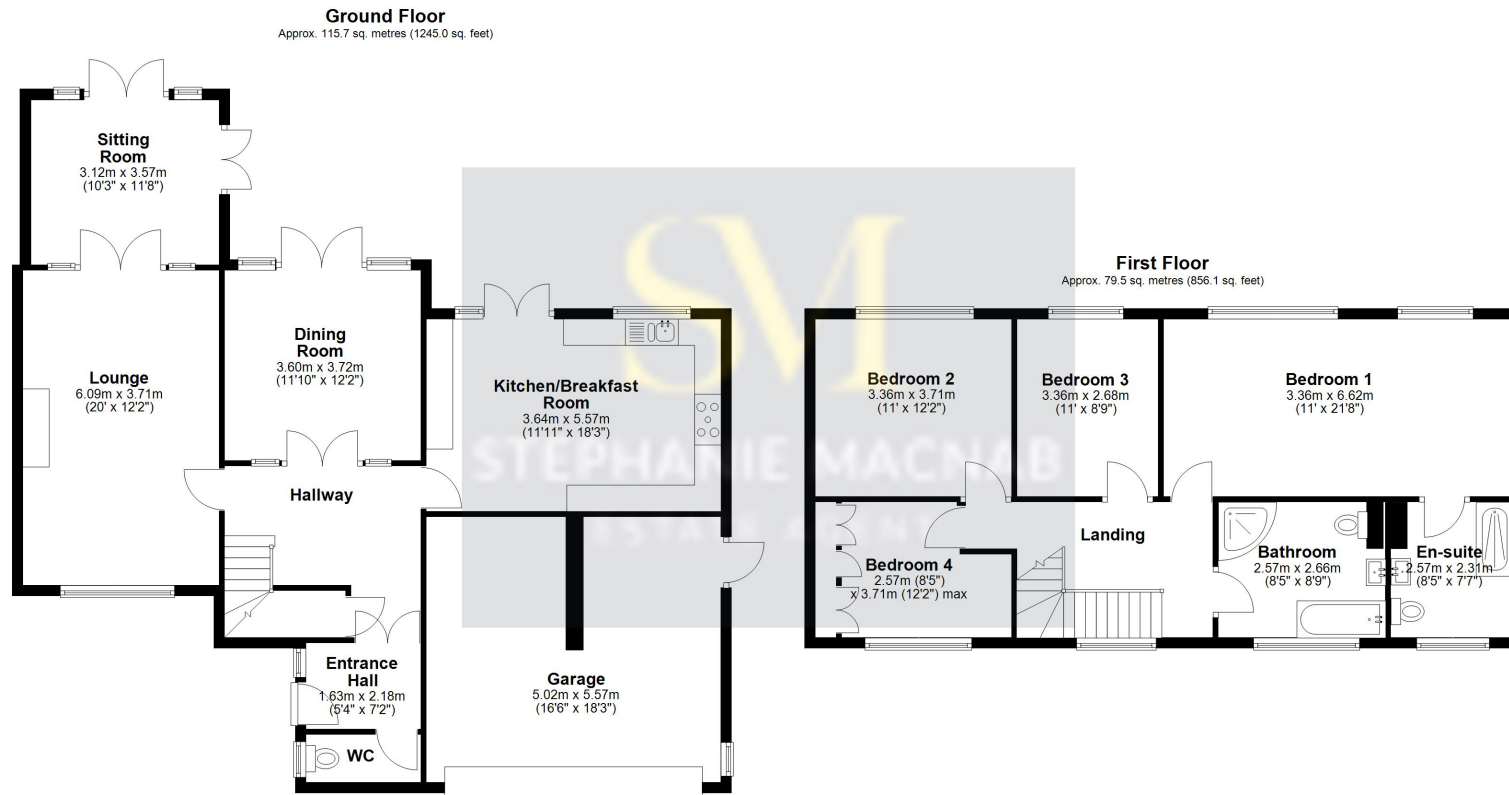
Outside, the gardens are a delight. The front elevation is set back with a neatly paved driveway and manicured lawn, while the PRIVATE REAR GARDEN is mainly laid to lawn with a patio seating area—ideal for family gatherings and entertaining. This combination of generous internal space, beautiful setting, and prime location makes this a rare opportunity in one of Formby's most sought-after addresses.





Virtually Staged





Total area: approx. 195.2 sq. metres (2101.1 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+) A		
(81-91) B		
(69-80) C	73	77
(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		