



Seafield, Formby,
L37 4EL

OFFERS OVER
£290,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This extended family home offers an impressive volume of accommodation of approximately 1,300 sq ft, combined with a WEST-FACING REAR GARDEN that enjoys afternoon and evening sun. Set within an established residential setting, the property has been thoughtfully extended to create flexible, well-balanced living space that suits modern family life while retaining a practical and familiar layout.

The floor plan highlights a particularly strong ground floor arrangement. A spacious living room flows seamlessly into the dining area, together forming a generous full-width rear reception space that opens onto the garden via TWO SETS OF FRENCH DOORS. This connection to the outside creates a bright, sociable environment, ideal for family living and entertaining. In addition, there is a separate STUDY / HOME OFFICE, a valuable feature for those working from home, along with a DOWNSTAIRS BATHROOM adding everyday convenience. The kitchen sits comfortably alongside the main living accommodation and offers further scope for enhancement if desired.

Upstairs, the first floor provides FOUR BEDROOMS, offering excellent flexibility for families, guests or home working. A RECENTLY FITTED SHOWER ROOM serves the bedrooms and has been finished to a modern standard, reducing immediate expenditure for an incoming purchaser. The layout is practical and efficient, making excellent use of the available space.

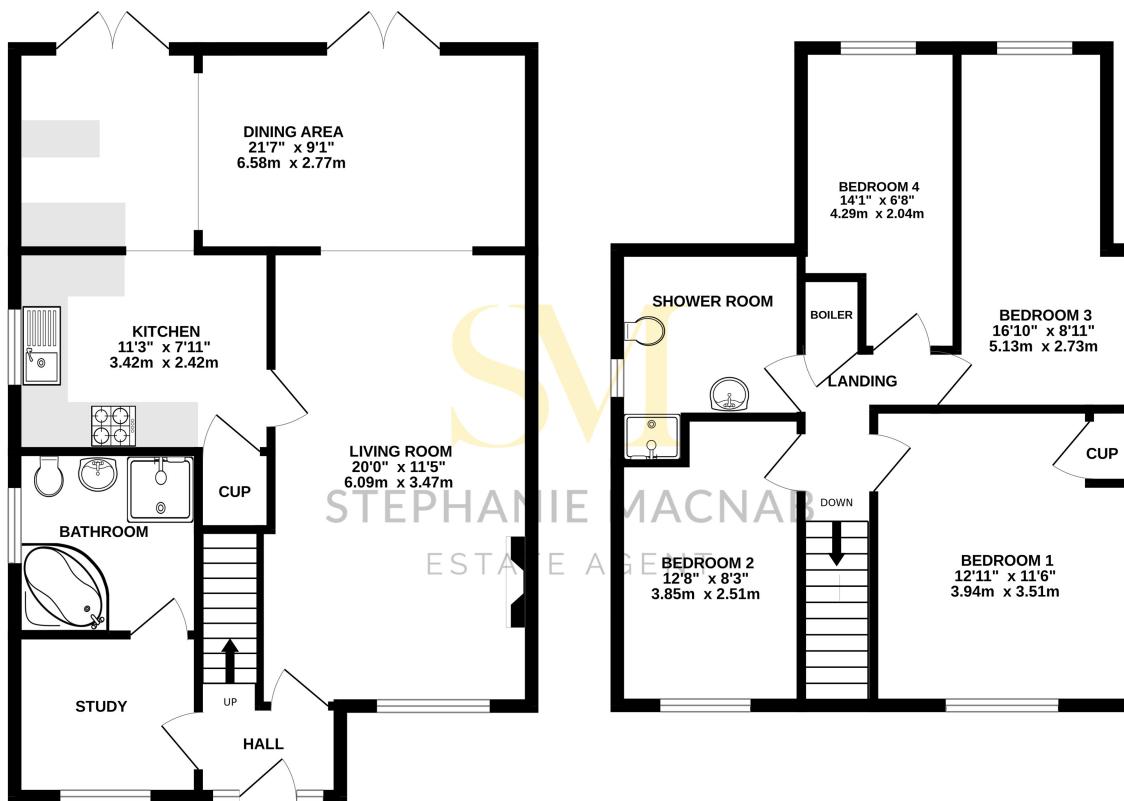
Externally, the WEST-FACING REAR GARDEN is a real asset, providing a pleasant outdoor space that benefits from good levels of sunlight throughout the day. Overall, this is a well-proportioned, extended home that combines space, flexibility and orientation, making it an attractive option for buyers seeking room to grow without compromising on layout or location.





GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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