



Halsall Lane, Formby,
L37 3NW

OFFERS OVER
£375,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A well-presented and thoughtfully EXTENDED FAMILY HOME, set within a generous plot and offering excellent living space that flows beautifully to the rear. This is a property that has clearly been MUCH LOVED AND CAREFULLY IMPROVED over the past 28 years, with a layout that suits modern family living — particularly the open-plan KITCHEN / DINING / SITTING SPACE that forms the heart of the home.

The accommodation is well balanced and easy to follow. An ENTRANCE HALL leads through to a bright, FRONT-FACING LOUNGE with a pleasant outlook. To the rear, a separate SITTING ROOM opens directly into the EXTENDED KITCHEN / DINING AREA, creating a sociable and practical space, ideal for everyday living. This continues through to a further SITTING AREA overlooking the garden, with doors opening out to the rear — a lovely connection to the outside. A UTILITY ROOM and GROUND FLOOR WC add further practicality, along with internal access to the GARAGE.

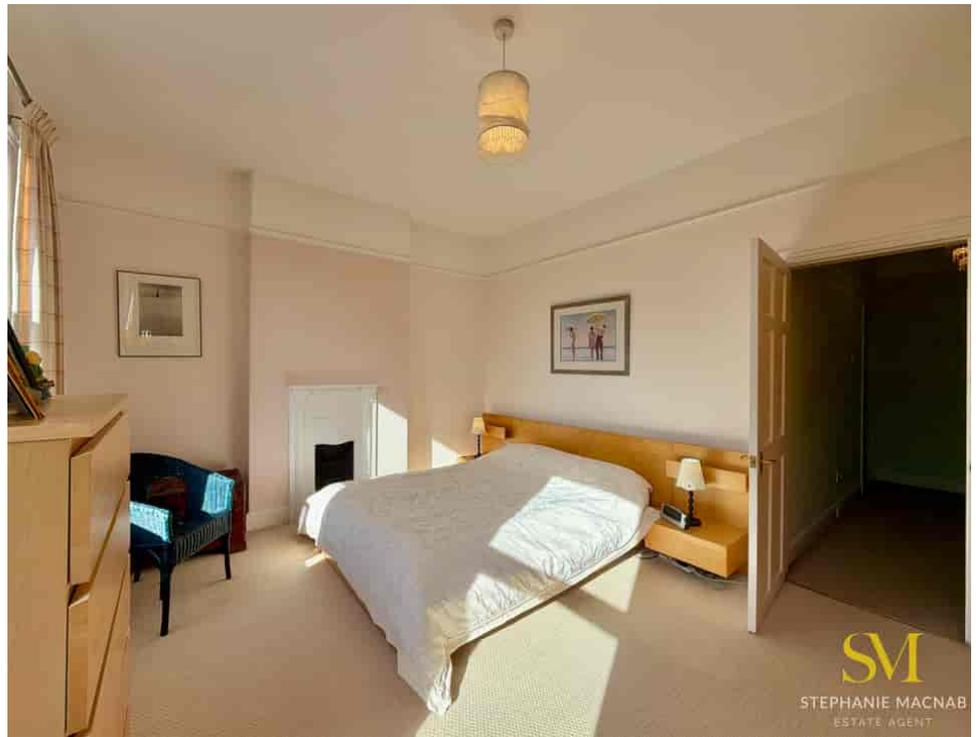
To the first floor, the layout continues to work well with THREE DOUBLE BEDROOMS, all well-proportioned, served by a FAMILY BATHROOM. The accommodation is straightforward, functional and offers scope for personalisation if required.

Externally, the property benefits from OFF-ROAD PARKING for two vehicles and access to the GARAGE. The REAR GARDEN is a real highlight — generous in size, mainly laid to lawn and ideal for families, with plenty of space to enjoy.

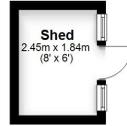
A comfortable, well-maintained home in a popular residential setting, offering space, flexibility and a layout that will appeal to a wide range of buyers.







Ground Floor
Approx. 109.2 sq. metres (1175.6 sq. feet)



Total area: approx. 163.4 sq. metres (1758.6 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	78
England, Scotland & Wales		EU Directive 2002/91/EC	