



Raven Meols Lane,  
Formby, L37 4BZ

**OFFERS OVER  
£490,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Introducing this charming 1930's DOUBLE-FRONTED DETACHED property with attractive KERB APPEAL that is sure to captivate discerning buyers.

Step into the inviting ENTRANCE HALL, setting the tone for the warm and welcoming ambience that permeates throughout. The front-facing RECEPTION ROOM, currently utilized as a STUDY, offers a peaceful haven for work or relaxation. Adjacent to this space, you'll find an ADDITIONAL RECEPTION ROOM, which serves as an ideal GROUND-FLOOR BEDROOM, complete with its own private WC. To the rear of the property, a spacious LOUNGE presents a relaxing retreat, providing picturesque views of the well-maintained garden. The KITCHEN/DINER lies at the heart of this home, serving as a practical and functional space for culinary endeavours and lively gatherings with loved ones.

Ascending to the upper level, you'll discover THREE FURTHER BEDROOMS, each offering a peaceful sanctuary for rest and rejuvenation. A family SHOWER ROOM caters to the needs of the household, while the MAIN BEDROOM benefits from the luxury of an EN-SUITE BATHROOM, providing a private and indulgent space.

The vendors have taken great pleasure in the beautifully landscaped GARDEN over the years.

An additional gem to this property is positioned in the garden where there is a large, STUNNING SUMMER HOUSE providing versatile accommodation suited to a variety of opportunities for those working from home. This could be utilised as a BUSINESS SPACE (subject to PP), OFFICE OR GYM.

This unique building with its own character has a kitchen area with fitted units plus a MODERN SHOWER AND TOILET, all presented to the highest standard.

Leading from the summer house is a CONSERVATORY enabling the homeowner to enjoy the benefits of the attractive garden.

Parking concerns will be a thing of the past, as the front DRIVEWAY provides AMPLE SPACE for multiple vehicles, ensuring convenience and ease for both residents and visitors.

Explore the FLOORPLAN to envision how the accommodation of this exceptional property can effortlessly adapt to your lifestyle, offering boundless possibilities for creating your dream home.

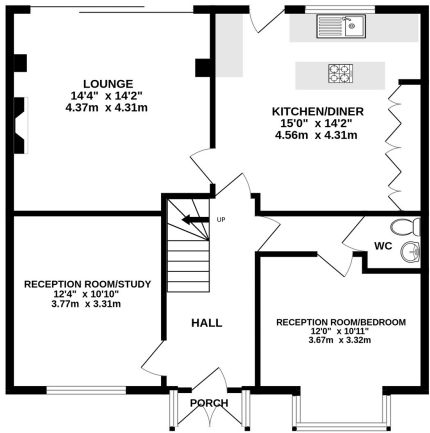
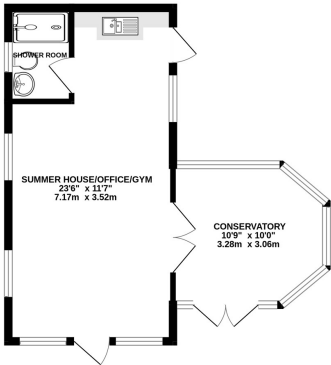
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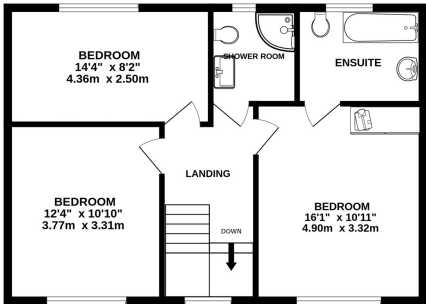




GROUND FLOOR  
1178 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.5 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		
(92-100) 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		



