



Mount House Road,
Formby, L37 3LB

OFFERS OVER
£500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A SUBSTANTIAL AND VERSATILE DETACHED HOME SET WITHIN A GENEROUS 0.20 ACRE PLOT, offering SPACIOUS and FLEXIBLE ACCOMMODATION with the option for SINGLE-LEVEL LIVING if required. Lovingly owned since 2012 and thoughtfully improved throughout, this is a home that combines SPACE, PRACTICALITY and LONG-TERM POTENTIAL in a desirable Formby location.

The accommodation is arranged around a WELCOMING ENTRANCE HALL leading through to an impressive L-SHAPED LOUNGE/DINING ROOM, which flows naturally into a LARGE CONSERVATORY overlooking the rear garden – a space the current owners particularly enjoy. To the rear, there is a STYLISH MODERN KITCHEN fitted by Acorn Kitchens, complete with integrated appliances and an AMERICAN STYLE FRIDGE/FREEZER. There are also two well-proportioned ground-floor rooms currently used as HOME OFFICES, offering flexibility as additional BEDROOMS if required, served by a MODERN GROUND-FLOOR SHOWER ROOM.

To the first floor, there are THREE FURTHER BEDROOMS, two of which benefit from EN-SUITE FACILITIES, in addition to a separate SHOWER ROOM, providing excellent accommodation for families or visiting guests.

Externally, the property sits on an established and well-proportioned plot of approximately one-fifth of an acre. A CARRIAGE DRIVEWAY provides ample off-road parking and leads to a SINGLE GARAGE, with a UTILITY ROOM positioned to the rear. The rear garden is a particularly attractive feature – private and well-maintained – and includes a SUMMER HOUSE and WORKSHOP, both with power, offering further versatility.

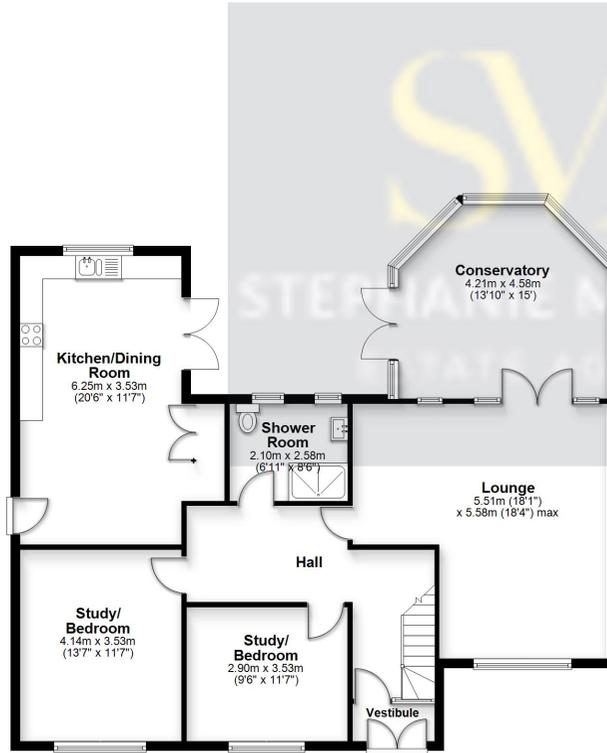
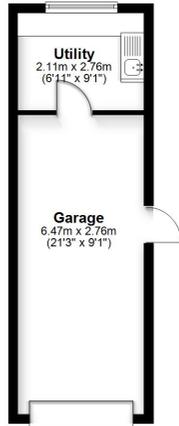
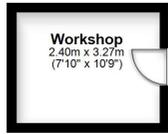
A WELL CARED FOR HOME with a RECENTLY REPLACED WORCESTER COMBI BOILER (2023), offering flexible accommodation and scope to suit a variety of needs.



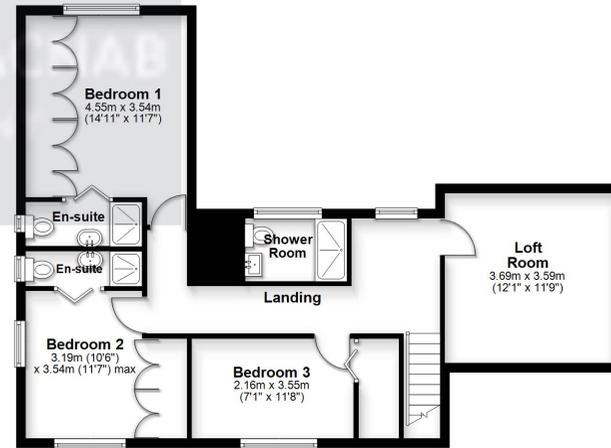




Ground Floor
Approx. 163.8 sq. metres (1763.3 sq. feet)



First Floor
Approx. 72.2 sq. metres (776.8 sq. feet)



Total area: approx. 236.0 sq. metres (2540.1 sq. feet)

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