



Firs Link, Formby,
L37 1ND

Offers Over £850,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set within a highly sought-after residential setting, this substantial DETACHED FAMILY HOME occupies a generous 0.24 ACRE PLOT and offers over 3,200 SQ FT of beautifully balanced accommodation. Designed with light and space in mind, the layout is ideal for modern family living, entertaining, or working from home — delivering a stylish yet practical flow across both floors.

The GROUND FLOOR features a range of versatile living areas, including an impressive MAIN RECEPTION ROOM with oversized glazing and a feature fireplace, a DINING AREA with French doors to the garden, and a separate, more private LOUNGE. The standout KITCHEN is fitted with high-quality HARVEY JONES cabinetry and INTEGRATED APPLIANCES, complemented by a UTILITY ROOM with access to the garden. A full BOILER & TANK SYSTEM was installed in 2018, along with NEW RADIATORS and GROUND FLOOR UNDERFLOOR HEATING (excluding kitchen), enhancing comfort and efficiency.

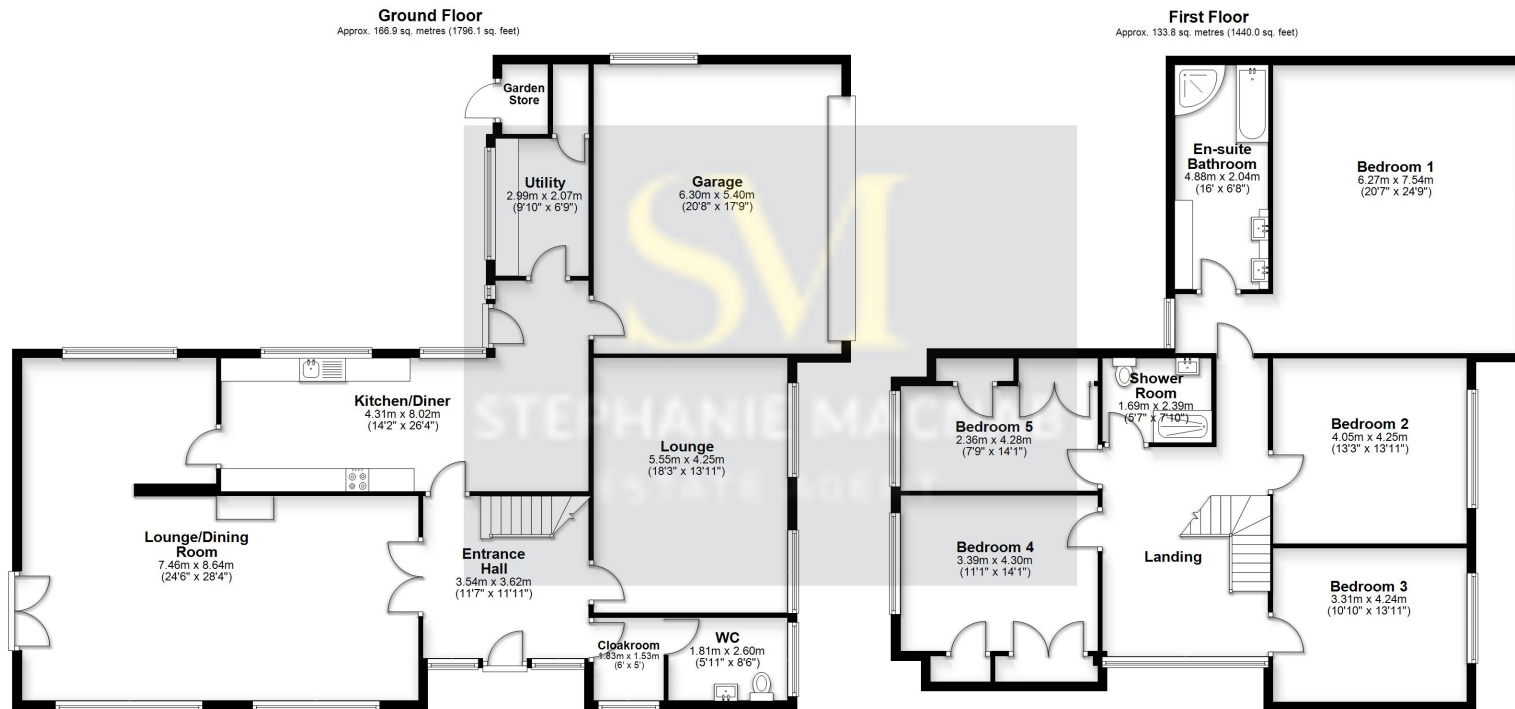
Upstairs, a striking central LANDING with full-height glazing opens onto a BALCONY, and leads to FIVE WELL-PROPORTIONED DOUBLE BEDROOMS and a stylishly appointed FAMILY SHOWER ROOM. The MAIN BEDROOM is particularly generous, with a wall of mirrored fitted wardrobes and a proportionate EN-SUITE BATHROOM. The interiors are immaculately maintained and tastefully styled throughout in a soft, contemporary palette.

Externally, the property enjoys wraparound grounds with a WEST-FACING REAR GARDEN. In 2023, BEN ROSTRON LANDSCAPES undertook a comprehensive transformation of the FRONT, SIDE, AND REAR GARDENS, creating level lawns, structured borders, and smart paved seating areas. A wide GRAVEL DRIVEWAY provides ample parking. Altogether, this is a rare opportunity to acquire a standout home that combines scale, style, and substance in one of the area's most desirable residential locations.









Total area: approx. 300.6 sq. metres (3236.1 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		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	