



Beechwood Drive,
Formby, L37 2DW

OFFERS OVER
£340,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Immaculately presented and thoughtfully remodelled, this beautifully updated family home is offered in genuine TURNKEY CONDITION and showcases high-quality finishes throughout. The current owner has carried out a FULL RENOVATION, including a reconfigured ground floor which now offers a bright and sociable OPEN-PLAN LAYOUT flowing seamlessly into a landscaped garden.

At the heart of the home is a STRIKING KITCHEN/DINING/LIVING SPACE with high-gloss tiled floors, dark matte cabinetry, a large island unit, and full-width BI-FOLDING DOORS connecting inside and out. The LOUNGE area provides a cosy retreat to the front of the house, with a further versatile RECEPTION ROOM currently used as a SECONDARY LOUNGE, PLAYROOM or HOME OFFICE.

Upstairs, a LOFT CONVERSION completed in 2019 has created a full suite of THREE DOUBLE BEDROOMS, including a main bedroom with EN-SUITE. A modern FAMILY BATHROOM serves the remaining two bedrooms.

Externally, the rear garden was PROFESSIONALLY LANDSCAPED in JULY 2022, featuring sleek paving, low-maintenance artificial turf, built-in seating, and space for outdoor entertaining. A DETACHED GARAGE, positioned behind secure gates, is currently used as a HOME GYM and offers excellent flexibility for storage or conversion.

Further improvements include a NEW MAIN ROOF (October 2019) – creating a home that’s ready to move into without compromise.

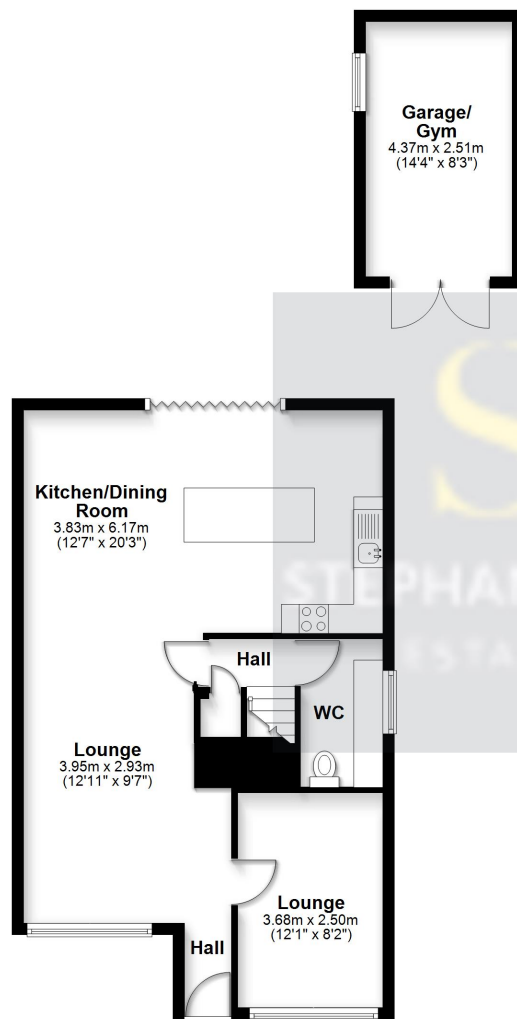






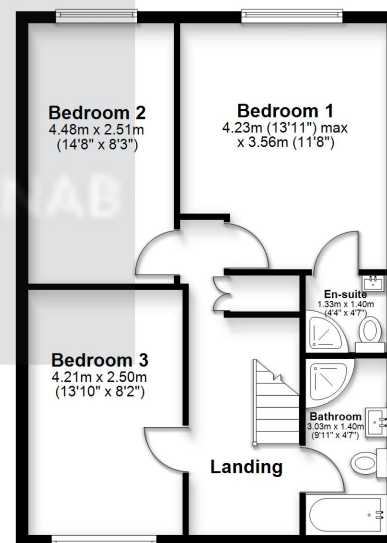
Ground Floor

Approx. 70.2 sq. metres (756.0 sq. feet)



First Floor

Approx. 53.4 sq. metres (575.1 sq. feet)




Total area: approx. 123.7 sq. metres (1331.1 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		85
(81-91) B		
(69-80) C	71	
(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



EU Directive
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