



Wicks Lane, Formby,  
L37 3JG

**OFFERS OVER**  
**£800,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

A charming and substantial detached family home set on a GENEROUS 0.35 acre PLOT, offering exceptional space and privacy within a highly sought-after Formby location. With attractive KERB APPEAL and a significant two-storey rear extension added in the 1980s, this is a rare opportunity to acquire a home of genuine scale, extending to approximately 2,680 sq ft. Offered with NO ONWARD CHAIN.

The accommodation is both versatile and well-balanced, ideally suited to family living. The ground floor is centred around a welcoming HALL, leading to a generous LOUNGE with a dual aspect to the front and side elevations. A separate DINING ROOM sits to the front, while a centrally positioned RECEPTION ROOM, linking directly to the KITCHEN, is ideally suited as a BREAKFAST ROOM and forms the heart of the home. To the rear, a more informal SITTING ROOM (SNUG) overlooks and opens onto the garden, creating a natural connection to the outside space. The KITCHEN sits just off this central space, with a separate UTILITY ROOM and WC completing the ground floor arrangement.

To the first floor, a spacious LANDING leads to FOUR WELL-PROPORTIONED BEDROOMS. The main BEDROOM benefits from an EN-SUITE and WALK-IN WARDROBE, while the remaining bedrooms are served by a FAMILY BATHROOM. The layout offers excellent proportions throughout.

Externally, the property sits within a superb plot of approximately 0.35 acres. The REAR GARDEN is a particular highlight – private, established and of a scale not often found, offering excellent space for families and outdoor use.

A DETACHED GARAGE sits to the side, along with ample driveway parking. The overall setting, combined with the scale of accommodation and plot, makes this a compelling long-term family home.

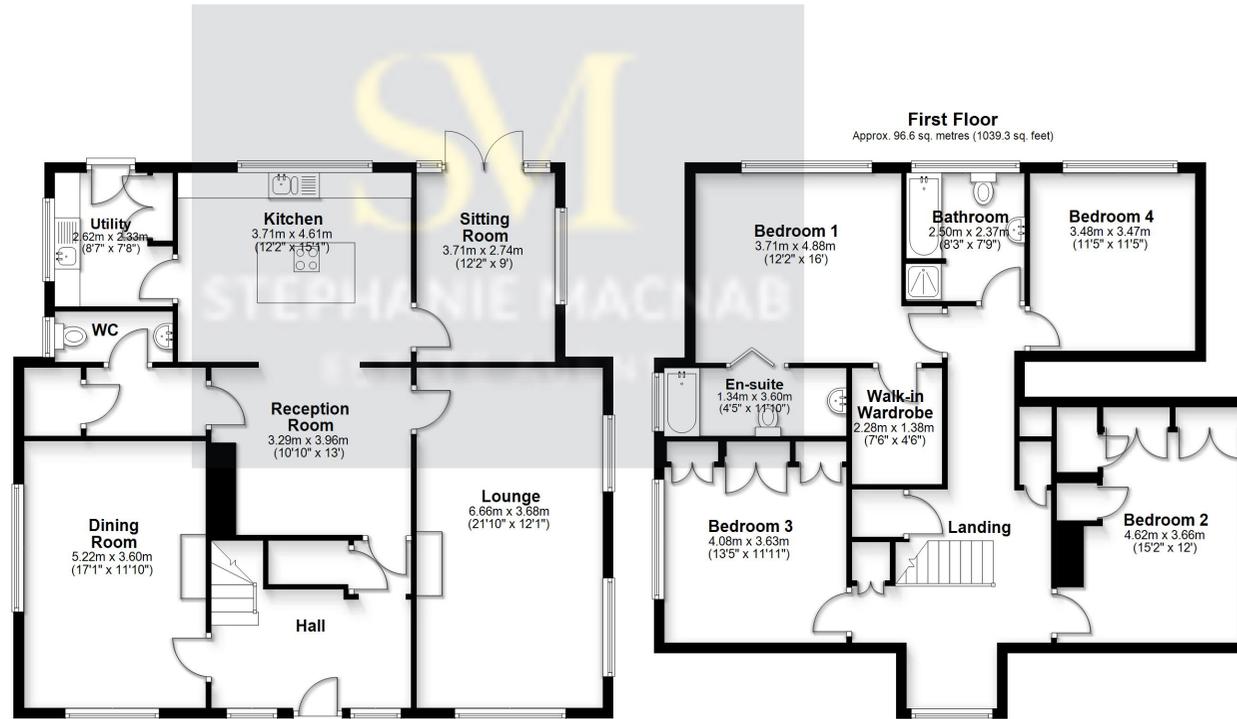
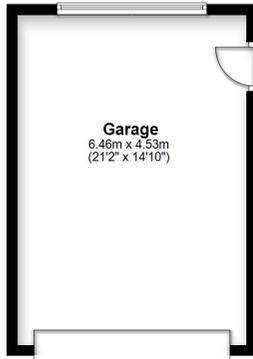
Offered with NO CHAIN – early viewing is strongly advised.







**Ground Floor**  
Approx. 152.4 sq. metres (1640.8 sq. feet)



**First Floor**  
Approx. 96.6 sq. metres (1039.3 sq. feet)

Total area: approx. 249.0 sq. metres (2680.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	