



Birch Green, Formby,
L37 1NQ

OFFERS OVER
£640,000

SM

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ESTATE AGENT

Situated close to Victoria Road, this beautifully appointed detached family home occupies a generous 0.14-ACRE SOUTH-FACING PLOT in one of Formby's most desirable residential settings. Extended, renovated, and enhanced throughout by the current owners, it now combines elegant interior design with superb practicality and flow – ideal for modern family living.

A welcoming porch leads to a spacious hallway with a ground floor WC and access to a separate sitting room – perfect as a playroom, home office or snug. The main living room offers an inviting retreat with its refined décor and generous proportions, while the formal dining room connects seamlessly with the open-plan kitchen and living area, creating an effortless link between the home's sociable and private spaces.

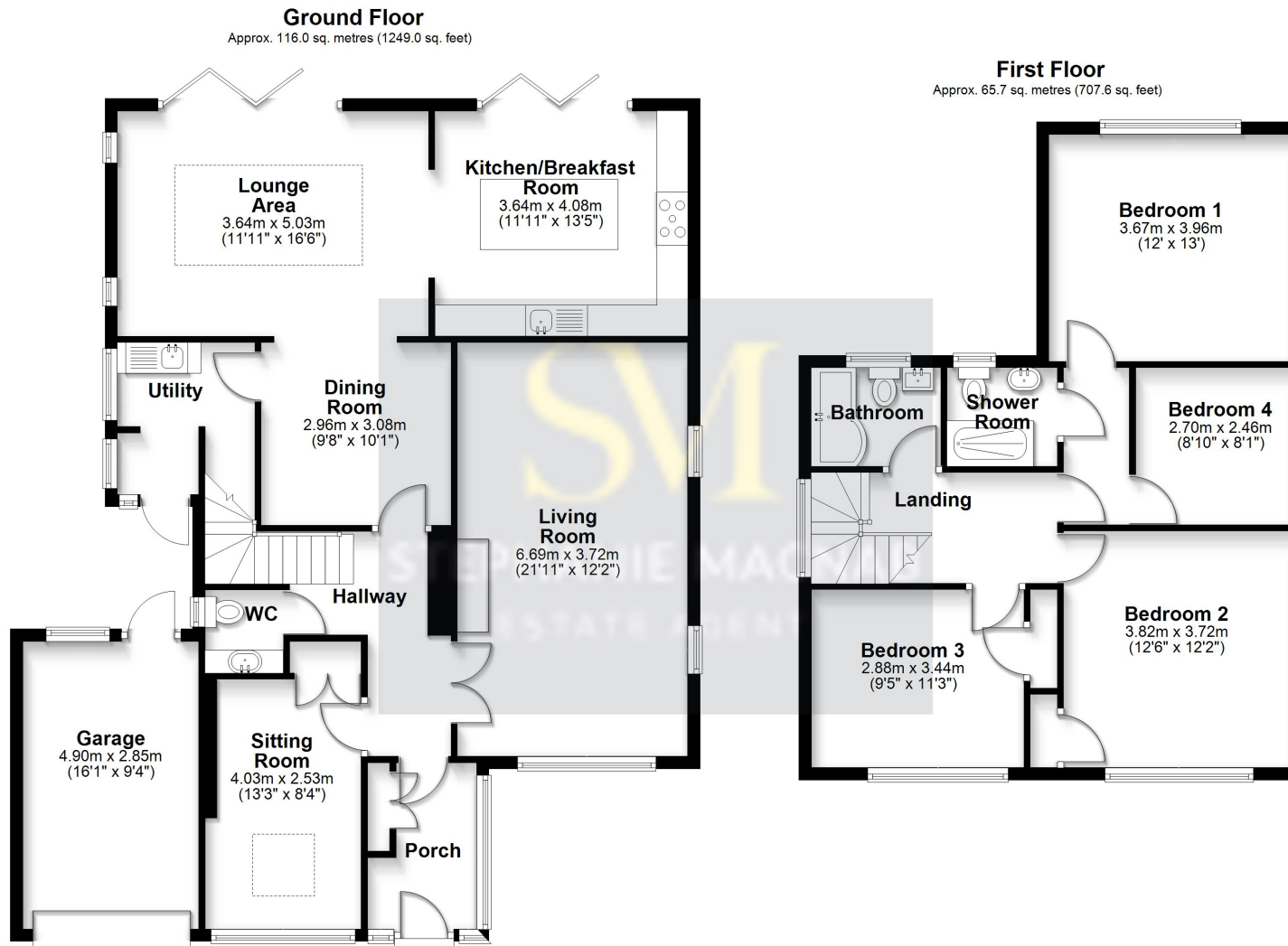
The showpiece of the home is the OPEN-PLAN KITCHEN/LIVING/DINING SPACE WITH BI-FOLD DOORS AND ROOF LANTERN, providing the perfect setting for entertaining or relaxing with family. The kitchen features a central island, quality integrated appliances and ample storage, opening directly onto the SUN-DRENCHED PATIO AND LANDSCAPED GARDEN – ideal for indoor-outdoor living. A utility room and INTEGRAL GARAGE add welcome practicality for busy households.

Upstairs, four well-proportioned bedrooms are served by a stylish family bathroom and a separate CONTEMPORARY SHOWER ROOM. The main bedroom enjoys generous proportions and soft, neutral décor, while the remaining bedrooms offer versatility for family, guests or home working. Externally, the landscaped gardens are both private and manageable, with a paved seating area framed by greenery – a perfect space for relaxing on summer evenings. The wide driveway provides ample parking and completes the picture of this exceptional family home.









Total area: approx. 181.8 sq. metres (1956.6 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		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		