



Birch Green, Formby,
L37 1NQ

**OFFERS OVER
£500,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

Set in one of Formby's most sought-after residential pockets, just moments from the prestigious Victoria Road and the National Trust pinewoods, this beautifully extended and comprehensively upgraded family home offers an exceptional blend of space, flexibility and modern living. With wonderful woodland walks leading directly to the beach, this is an ideal setting for families, professionals and pet owners alike.

The property opens into a SPACIOUS ENTRANCE HALL, flooded with natural light from overhead SKYLIGHTS and featuring a large cloaks cupboard together with a LOFT HATCH providing excellent additional storage above. From here, an INNER HALLWAY leads to a range of highly versatile ground floor rooms, including a HOME OFFICE, a separate RECEPTION ROOM and a SHOWER ROOM, meaning either of the front rooms could comfortably serve as a FOURTH BEDROOM if required.

To the rear, the home opens out into a beautifully proportioned REAR LOUNGE overlooking the garden, with FRENCH DOORS leading outside and enjoying a highly desirable WEST-FACING ASPECT. The heart of the house is the impressive OPEN-PLAN KITCHEN / DINER, finished to a high specification and designed for both everyday family life and entertaining, complemented by a practical UTILITY ROOM that keeps the main living space clutter-free.

Upstairs, the first floor offers THREE WELL-PROPORTIONED BEDROOMS and a stylish FAMILY BATHROOM, providing comfortable accommodation for growing families or those needing dedicated guest or work-from-home space. The overall layout flows extremely well, with a clear separation between living, working and sleeping areas.

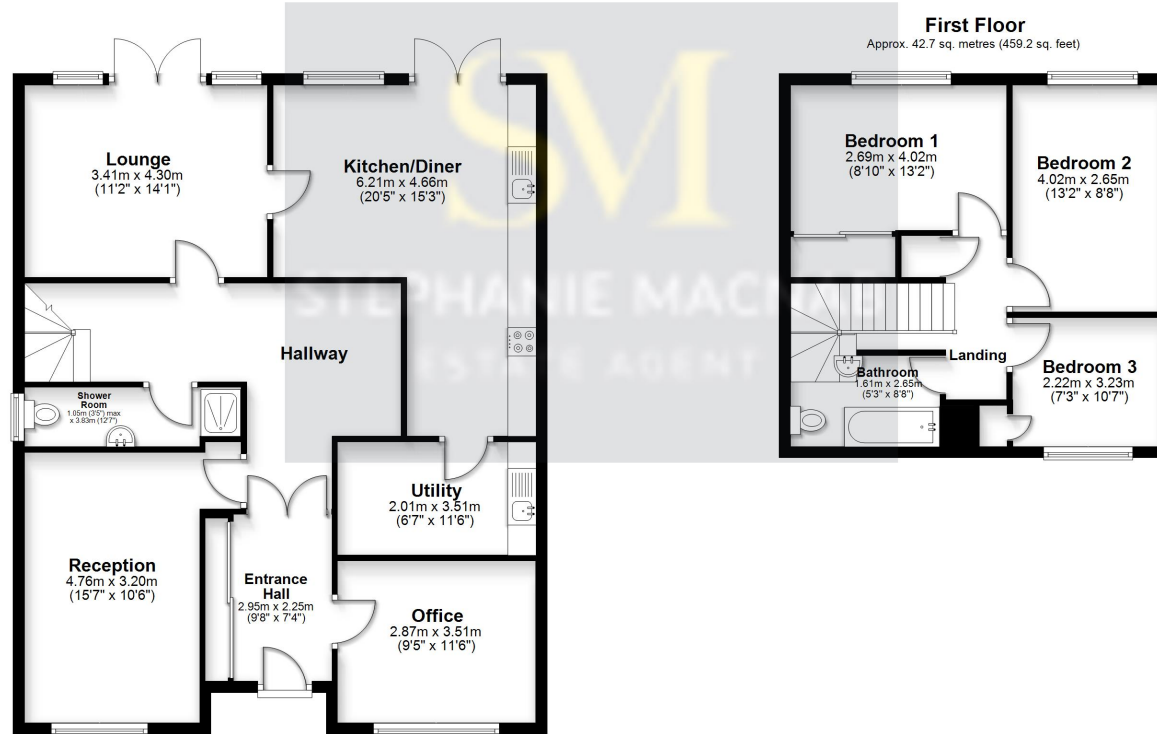
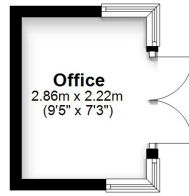
Externally, the property benefits from a BLOCK-PAVED DRIVEWAY providing OFF-ROAD PARKING for up to FOUR CARS, while to the rear the LOW-MAINTENANCE WEST-FACING GARDEN is a real sun-trap, complete with AWNINGS for shade during the warmer months and a fully equipped GARDEN OFFICE, INCLUDED in the sale. Solar panels with 5KW BATTERY STORAGE further enhance the home's efficiency and running costs.





Ground Floor

Approx. 106.7 sq. metres (1148.9 sq. feet)



Total area: approx. 149.4 sq. metres (1608.1 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+)	69	83
A		
(81-91)		
B		
(69-80)		
C	69	83
(55-68)		
D		
(39-54)		
E	69	83
(21-38)		
F		
(1-20)	69	83
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



SM