



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.

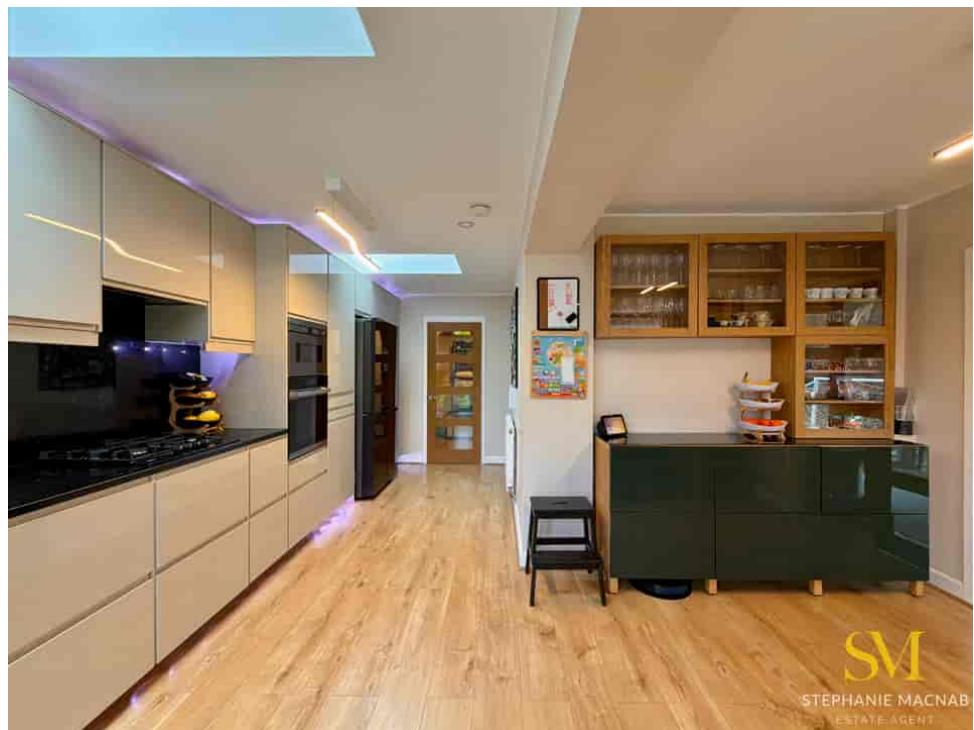
The property opens into a **SPACIOUS ENTRANCE HALL**, flooded with natural light from overhead **SKYLIGHTS** and featuring a large cloaks cupboard together with a **LOFT HATCH** providing excellent additional storage above. From here, an **INNER HALLWAY** leads to a range of highly versatile ground floor 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.

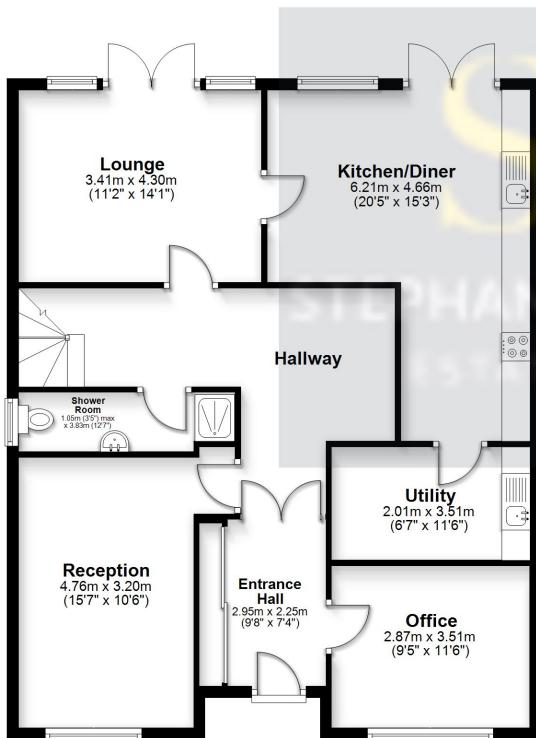
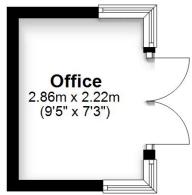
Externally, the property benefits from a **BLOCK-PAVED DRIVEWAY** providing **OFF-ROAD PARKING** for up to **FOUR CARS**, while to the rear the **LOW-MAINTENANCE WEST-FACING GARDEN** is a real sun-trap, complete with **AWNINGS** for shade during the warmer months and a fully equipped **GARDEN OFFICE**, 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)

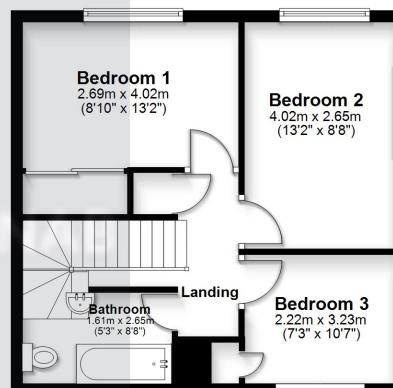


Total area: approx. 149.4 sq. metres (1608.1 sq. feet)

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

First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



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



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