



Bushbys Lane, Formby,
L37 2DZ

OFFERS OVER
£725,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Enjoying a PRIVATE POSITION JUST AROUND THE CORNER FROM THE NATIONAL TRUST PINWOODS, this substantial DETACHED FAMILY HOME occupies a generous 0.20 ACRE PLOT in one of Formby's most desirable residential settings. The property offers an excellent balance of space, privacy and location, making it particularly well suited to family living.

The accommodation begins with a LARGE PORCH opening into the ENTRANCE HALL, which provides access to the principal reception rooms. The LOUNGE is a spacious and comfortable room centred around a LOG BURNER, creating a welcoming focal point. In addition, a separate SITTING ROOM provides valuable flexibility and could equally serve as a HOME OFFICE, playroom or snug.

To the rear of the property, the layout flows into a generous KITCHEN / DINING ROOM, designed as the natural hub of the home with ample space for family dining and everyday living. This room opens directly into a substantial CONSERVATORY, replaced in 2024, which provides a bright additional living area overlooking the garden. A UTILITY ROOM and DOWNSTAIRS WC add further practicality and complete the ground floor accommodation.

Upstairs, the FIRST FLOOR LANDING leads to FIVE BEDROOMS, providing excellent family accommodation. Two bedrooms benefit from EN-SUITE FACILITIES, while the remaining bedrooms are served by a well-proportioned FAMILY BATHROOM.

Externally, the property sits comfortably within its 0.20 acre plot, with a LARGE REAR GARDEN providing excellent outdoor space for children, pets and entertaining. A DETACHED GARAGE POSITIONED AT THE END OF THE GARDEN provides useful storage, while the front of the property offers OFF-ROAD PARKING FOR SEVERAL VEHICLES.

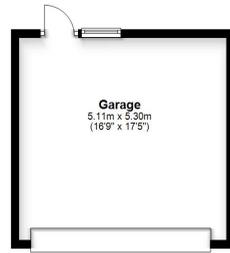






Ground Floor

Approx. 169.6 sq. metres (1717.6 sq. feet)



Total area: approx. 262.5 sq. metres (2825.0 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	75	82

EU Directive 2002/91/EC