



Magnolia House
Freshfield Road, Formby,
L37 3HW

Offers Over £900,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This ELEGANT DETACHED HOME presents a refined balance of traditional proportions and contemporary living, set behind gated frontage with parking and enjoying a mature, PRIVATE REAR GARDEN. From the moment you arrive, the property conveys quality and permanence, with classic brick elevations, bay windows and a well-composed façade that sits comfortably within its surroundings.

The ground floor accommodation flows exceptionally well. A welcoming ENTRANCE HALL leads to a FORMAL LOUNGE to the front, complete with feature fireplace and bay window, creating a calm and inviting space for quieter evenings. To the rear, the house opens into an impressive OPEN-PLAN KITCHEN, DINING AND SITTING AREA, finished with sleek cabinetry, quality appliances and extensive glazing. Large bi-folding doors draw the garden into the space, while rooflights and wide picture windows flood the room with natural light, making it ideal for both everyday living and entertaining.

The KITCHEN is both stylish and practical, centred around a substantial island with breakfast seating, complemented by clean-lined work surfaces and excellent storage. The open layout allows defined zones without losing a sense of scale or connection, and the overall finish feels calm, contemporary and deliberately understated.

Upstairs, the accommodation is arranged over two floors. The first floor provides FOUR GENEROUS DOUBLE BEDROOMS, all well presented and served by a modern FAMILY BATHROOM, with two bedrooms also benefiting from EN-SUITE SHOWER ROOMS, ideal for guests or older children. The upper floor is dedicated to the MAIN BEDROOM, a beautifully proportioned space with DRESSING AREA and a luxurious EN-SUITE BATHROOM, featuring a freestanding bath and walk-in shower, offering a strong sense of privacy.

Externally, the rear garden is a particular highlight — carefully landscaped, well screened and mainly laid to lawn with established planting, seating areas and a high degree of privacy. To the front, ELECTRIC GATES open onto ample OFF-ROAD PARKING, completing a home that feels both secure and substantial.

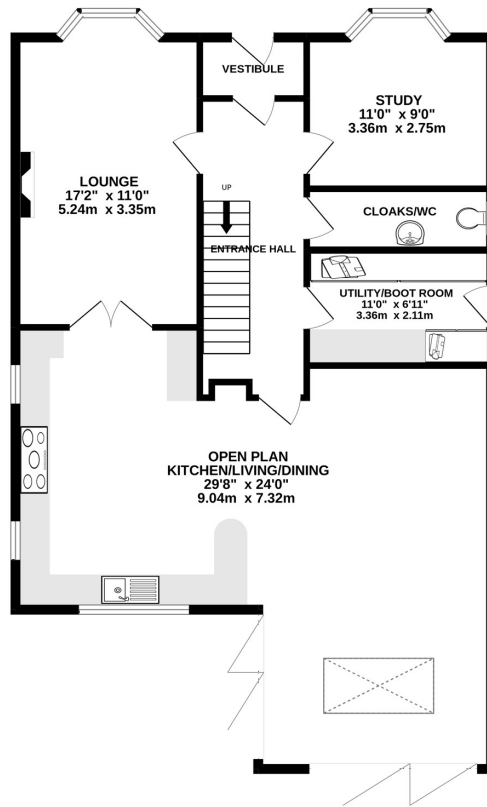
A property of real quality, offering space, flexibility and refinement in equal measure. Early viewing is strongly recommended.



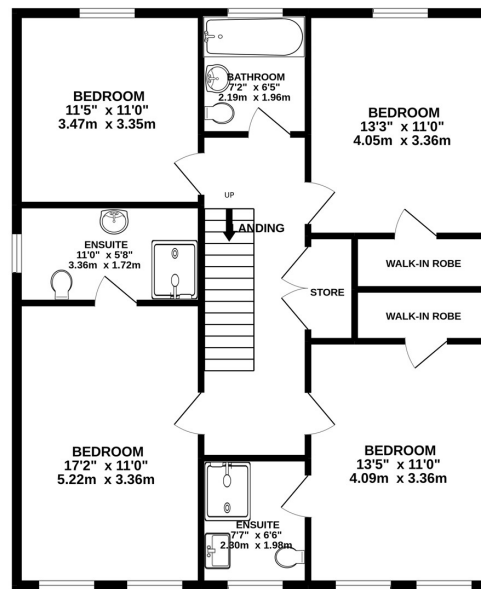




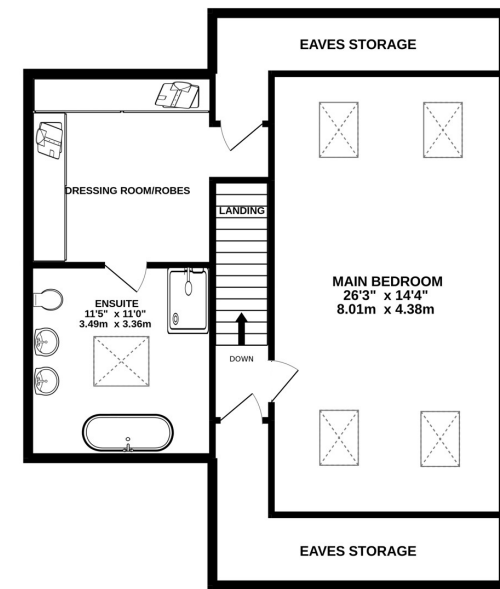
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	