



Elson Road, Formby,
L37 2EG

£600,000

SM

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ESTATE AGENT

Set behind gates with a broad block-paved driveway and DETACHED GARAGE, this handsome VICTORIAN SEMI-DETACHED property offers a SPACIOUS GIA OF APPROX. 2,426 SQ FT arranged over three floors. Thoughtfully extended and beautifully maintained, it blends period charm with family-friendly proportions and versatile living areas.

A wide entrance hall with parquet flooring and ornate cornicing leads to two attractive reception rooms, including a front-facing lounge with bay window and a sitting room that opens into the expansive DINING KITCHEN, which is over 25ft in length. This sociable space flows through to a SUN-BATHED ORANGERY, with glazed roof lantern and twin sets of French doors to the garden — a perfect layout for entertaining and modern living. A separate utility room and downstairs WC complete the ground floor.

Upstairs, the BEDROOM-TO-BATHROOM RATIO is excellent, with five bedrooms and THREE MODERN BATH/SHOWER ROOMS, including two en-suites. The spacious principal bedroom spans the full width of the house and features bespoke wardrobes and stylish shutters. The upper floor is ideal for guests or teenagers, with two further double bedrooms and en-suites on the second floor, plus ample eaves storage.

Outside, the rear garden has been landscaped for low maintenance, with artificial lawn, a raised decking area for outdoor dining, and a useful storage shed. The detached garage offers excellent potential for workshop use or future conversion (subject to consents). The gated plot provides ample off-road parking and a real sense of privacy.



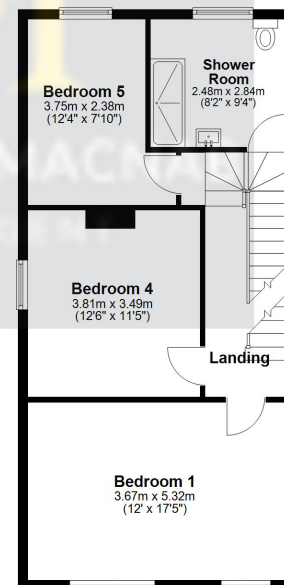




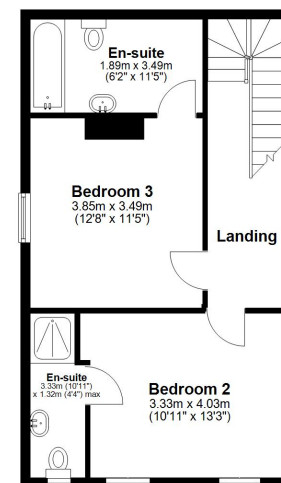
Ground Floor
Approx. 118.6 sq. metres (1276.6 sq. feet)



First Floor
Approx. 57.4 sq. metres (618.2 sq. feet)



Second Floor
Approx. 49.4 sq. metres (531.7 sq. feet)



Total area: approx. 225.4 sq. metres (2426.4 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+)	67	78
A		
(81-91)		
B		
(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		