



Beechwood Drive,
Formby, L37 2DG

OFFERS OVER
£485,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Spacious DETACHED Family Home in a PRIME LOCATION

This wonderful detached family home is perfectly positioned just a STONE'S THROW from the PINWOODS and CAMBRIDGE FIELDS—an incredibly desirable feature for anyone who loves nature and outdoor pursuits. Additionally, the property is within easy reach of a choice of local schools, FORMBY TRAIN STATION, and the vibrant village, ensuring both convenience and a fantastic lifestyle.

Spanning an impressive 1,934 sq ft, the accommodation is well-proportioned throughout. The front-facing LOUNGE is a bright and inviting space, enjoying the afternoon sun streaming through the windows. For those cosy evenings, there's a REAL FIRE to create a warm and welcoming atmosphere. The DINING KITCHEN, refitted by Wren just 12 months ago, is modern and functional, complete with integrated appliances. There's also a separate DINING ROOM, which could serve as a home office or additional sitting room, offering versatility to suit your needs. The UTILITY ROOM is a practical bonus, perfect for a busy household.

Upstairs, there are FOUR BEDROOMS, all of a good size, and a spacious family BATHROOM. The MAIN BEDROOM is particularly generous and benefits from its own EN-SUITE, providing a private retreat for the homeowners.

Outside, the property boasts excellent OFF-ROAD PARKING for several vehicles. The ENCLOSED REAR GARDEN is a great size—perfect for children and pets to play freely while offering space for outdoor entertaining.

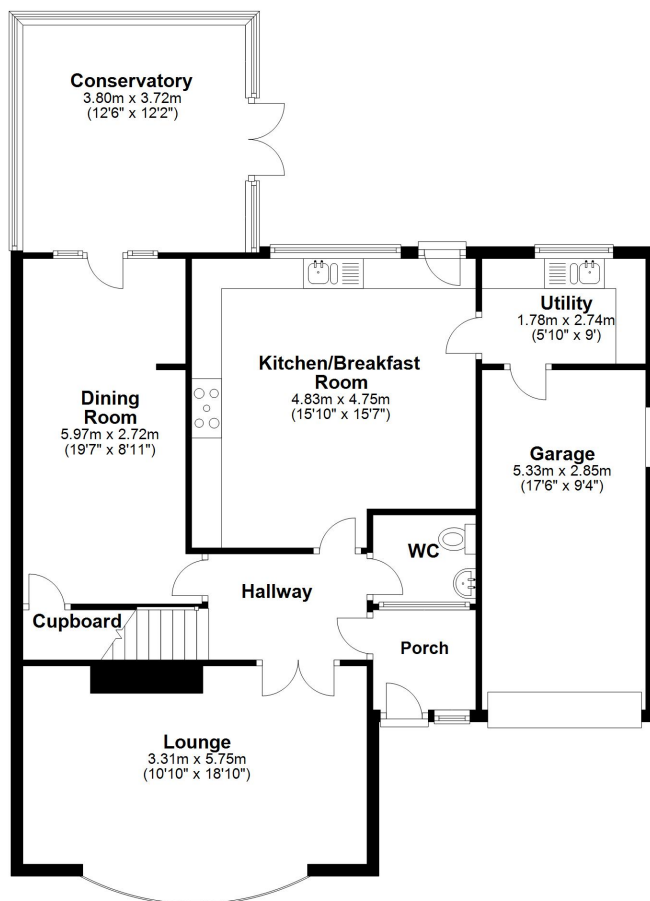
Don't miss the opportunity to explore the potential this lovely family home offers in such a sought-after location. Call today to arrange your viewing!





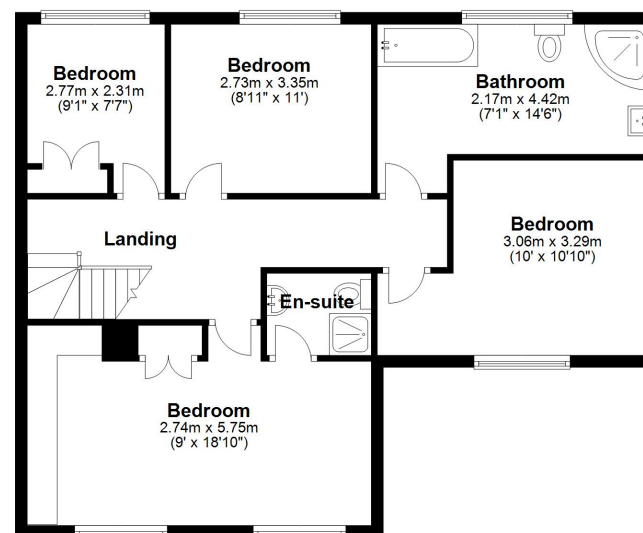
Ground Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



Total area: approx. 179.7 sq. metres (1934.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC

