



Raven Meols Lane,
Formby, L37 4DE

**OFFERS OVER
£600,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

A Beautifully Renovated Four-Bedroom Family Home on a Generous 0.14 Acre Plot – No Chain

Positioned on the ever-popular RAVEN MEOLS LANE and occupying a FREEHOLD plot of approximately 0.14 of an ACRE, this striking semi-detached home has been EXTENSIVELY RENOVATED and thoughtfully EXTENDED to offer stylish and contemporary living over two floors, extending to 1,971 SQ FT.

Since its purchase in 2023, the property has undergone significant improvements including a DOUBLE-STOREY SIDE EXTENSION and a SINGLE-STOREY REAR EXTENSION, carried out by Wignalls Builders of Formby. The property is finished in K-REND, features PRESTIGE GRANITE worktops in the kitchen, and benefits from a HIVE-CONTROLLED SYSTEM BOILER. Offered with NO ONWARD CHAIN, it's ready for immediate occupation.

Ground Floor:

- Welcoming HALLWAY with attractive flooring and feature lighting
- Elegant LOUNGE with front-facing bay window
- Versatile SECOND SITTING ROOM – ideal as a snug, study or playroom
- Superb KITCHEN/BREAKFAST AREA open-plan to a FAMILY ROOM with roof lantern and SLIDING DOORS to the garden
- Fitted UTILITY ROOM and GROUND FLOOR WC

First Floor:

- FOUR WELL-PROPORTIONED BEDROOMS, including a spacious principal bedroom
- Modern FAMILY BATHROOM with bath and separate walk-in shower
- Stylish EN-SUITE SHOWER ROOM to Bedroom Four

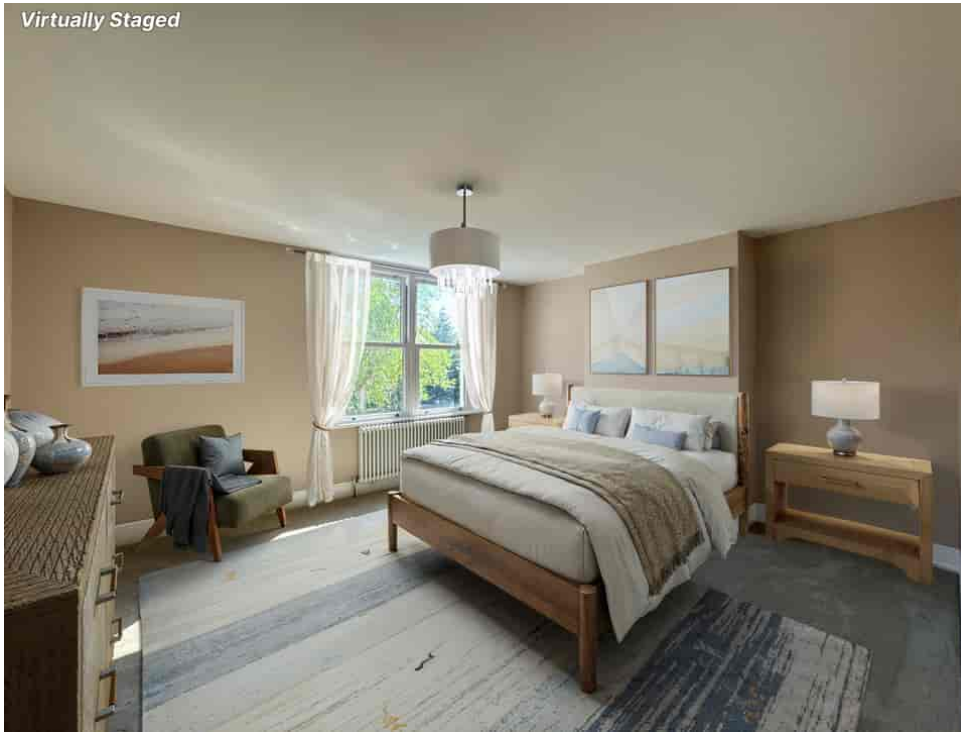
External:

- PRIVATE REAR GARDEN with patio and established planting
- Generous FRONTAGE with gravel driveway for multiple vehicles
- Vacant possession – an ideal move-in-ready opportunity



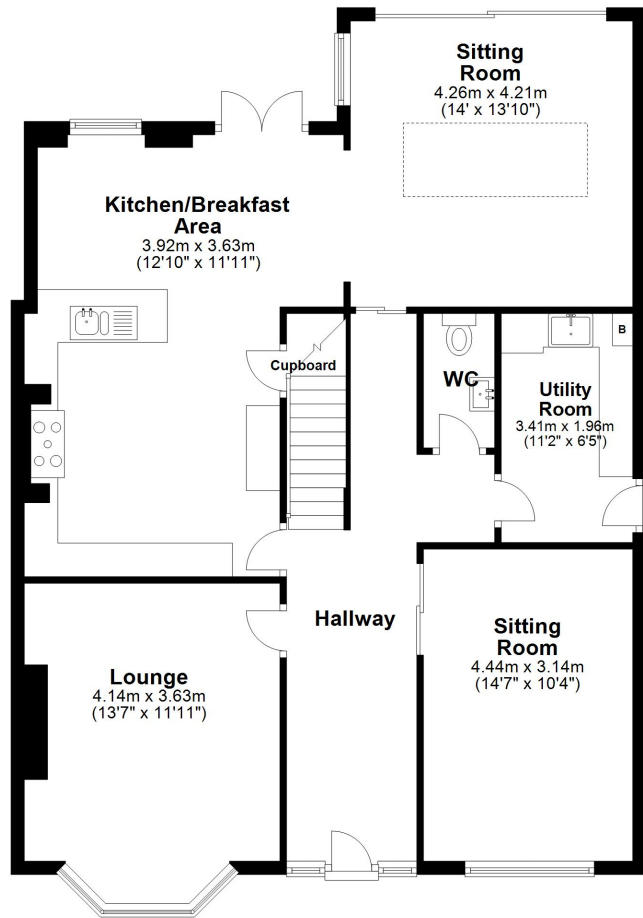


Virtually Staged



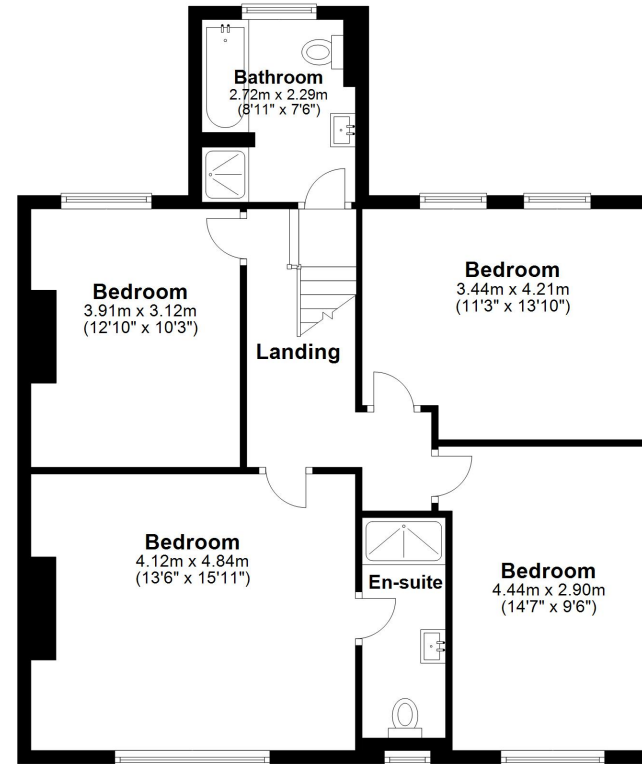
Ground Floor

Approx. 102.8 sq. metres (1106.1 sq. feet)



First Floor

Approx. 80.4 sq. metres (865.8 sq. feet)



Total area: approx. 183.2 sq. metres (1971.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC