



Mount House Road,  
Formby, L37 3LA

**Offers Over £400,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This popular style, FOUR-BEDROOM DETACHED HOUSE offers well-planned accommodation, perfect for family living. Located within the catchment area for two outstanding primary schools and close to Deansgate Park, it's ideal for energetic children and pets.

During their ownership, the current vendors have made SIGNIFICANT IMPROVEMENTS, including replacing windows and doors, upgrading the electrics and plumbing, redecorating throughout, and installing new flooring—including Karndean flooring downstairs—creating a beautifully presented family home they've thoroughly enjoyed living in.

The accommodation includes a welcoming ENTRANCE HALL with a newly replaced staircase. The LOUNGE, overlooking the rear garden, features a stylish MEDIA WALL that adds a contemporary touch, while the open-plan layout flows seamlessly into the DINING ROOM and KITCHEN, perfect for modern family living. The practical addition of a DOWNSTAIRS W.C. completes the ground floor.

Upstairs, there are four well-proportioned bedrooms and a modern, neutral family BATHROOM.

One of the property's standout features is the generous rear garden, which enjoys a SUNNY SOUTH-FACING aspect, extending the living space outdoors—perfect for summer entertaining or family relaxation.

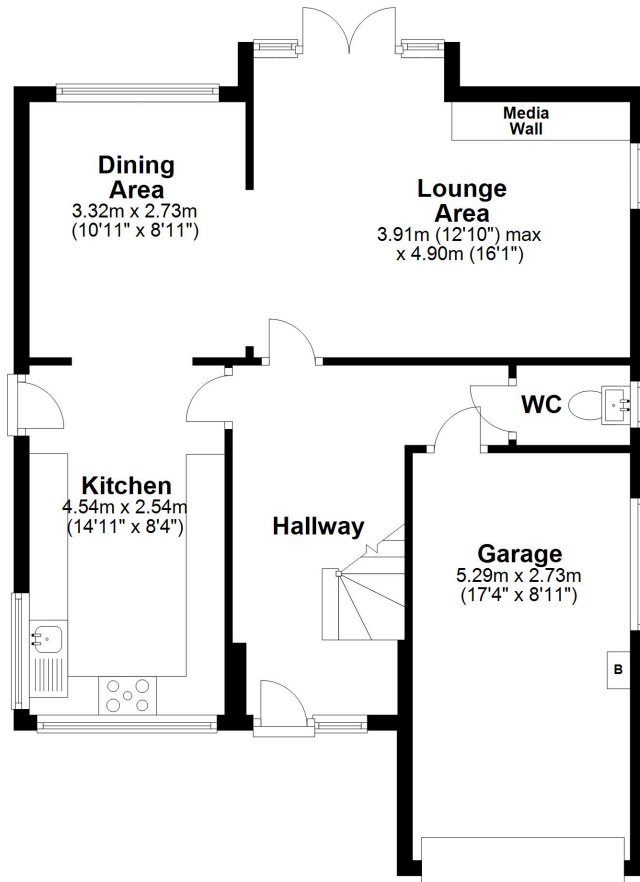
With NO ONWARD CHAIN, this home is ready for its next chapter. Call us to arrange a viewing on 01704 516 626, and don't forget to follow us on Facebook and Instagram for updates.





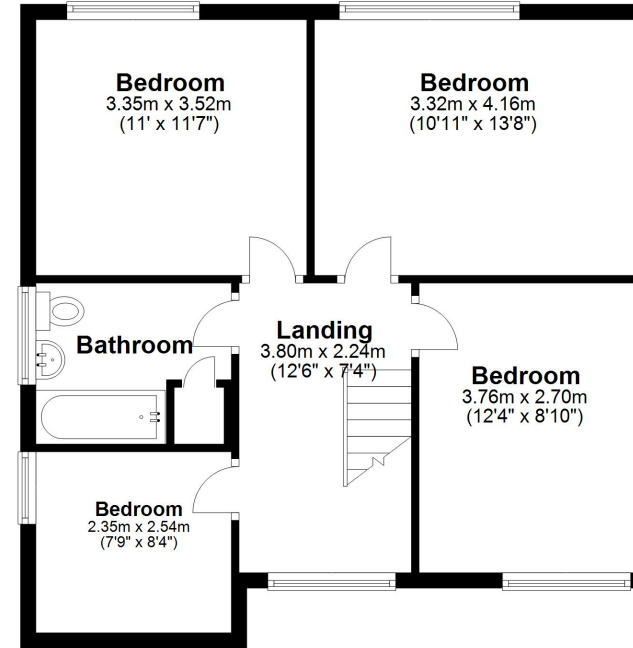
### Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 125.7 sq. metres (1353.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

