



Elson Road, Formby,
L37 2EG

Offers Over £525,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This attractive and imposing SEMI-DETACHED house offers a perfect blend of PERIOD CHARM and MODERN COMFORT, set in a highly sought-after area of Formby. Ideally located, it's just a short stroll to the train station, a choice of schools, and the village.

As you step into the welcoming PORCH, with its charming tiled floor and beautiful stained glass door, you're greeted by a spacious and inviting HALLWAY that sets the tone for the rest of the home. The high ceilings, deep skirting boards, and elegant moulded covings add a touch of TIMELESS CHARACTER throughout. The front LOUNGE, with its large bay window, is a light-filled and stylish space, perfect for relaxing or entertaining. Meanwhile, the cosy SITTING ROOM is the ideal spot to snuggle down for a movie night.

The MODERN BREAKFAST KITCHEN has been tastefully updated, featuring sleek two-tone cabinetry, quartz countertops, and integrated appliances, making it as functional as it is beautiful. There's also a convenient DOWNSTAIRS WC.

Spread across three floors, this home offers plenty of space for growing families. The first floor has THREE BEDROOMS, including two spacious doubles and a single, alongside a family BATHROOM. The top floor boasts TWO ADDITIONAL double BEDROOMS and a SHOWER ROOM, providing plenty of versatility for guests or home offices.

Outside, the property is accessed via timber gates and offers OFF-ROAD PARKING for several cars, along with a DOUBLE GARAGE. The enclosed rear GARDEN is perfect for outdoor entertaining or simply relaxing in the fresh air.

This is a truly special home, full of charm and ready to move into. Don't miss out—call now to arrange a viewing on 01704 516 626.

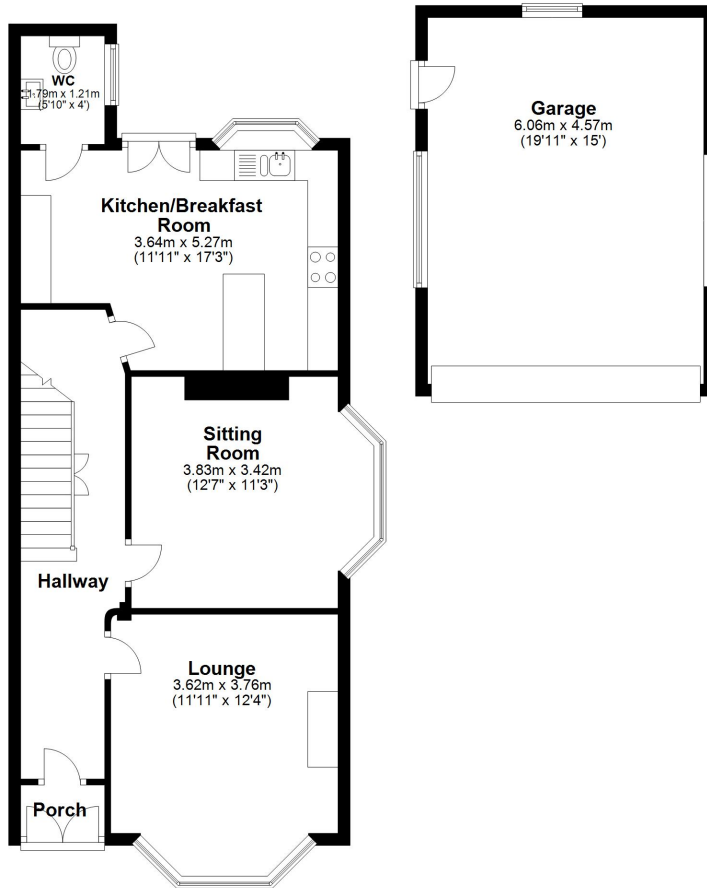






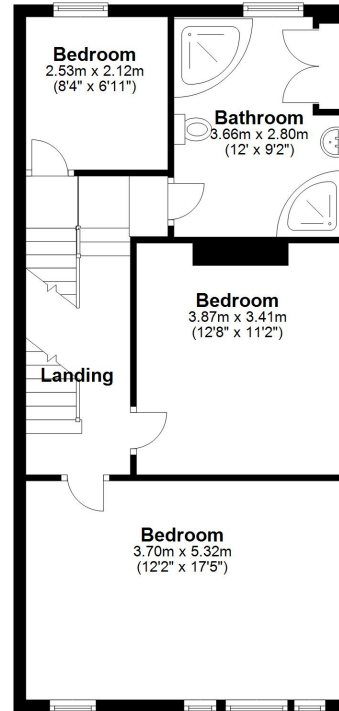
Ground Floor

Approx. 90.4 sq. metres (973.6 sq. feet)



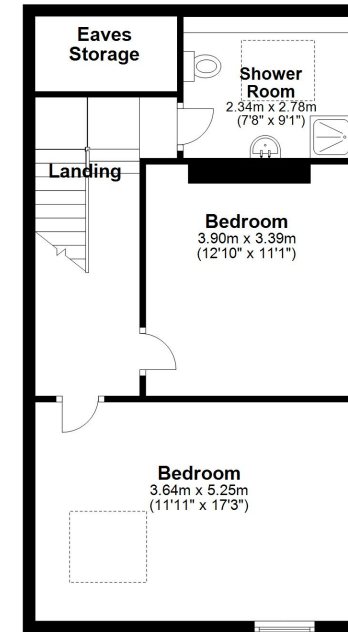
First Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



Second Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



Total area: approx. 201.3 sq. metres (2167.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			

EU Directive 2002/91/EC

