



Magnolia House
Freshfield Road, Formby,
L37 3HW

Offers Over £975,000

SM
STEPHANIE MACNAB
ESTATE AGENT

A Thoughtfully Designed Home of Distinction

Curated by the current owner with a clear vision to blend MODERN LIVING with TRADITIONAL CHARM, this remarkable home showcases EXCEPTIONAL QUALITY THROUGHOUT. Only the finest materials and brands have been used, creating a space that is both functional and timeless.

Built in 2016 by TRICKLEBANK, a local builder renowned for exceptional craftsmanship, this home is a true testament to their reputation—they most certainly did not disappoint.

The layout has been carefully considered to offer a wonderful balance of OPEN-PLAN LIVING and more intimate spaces. As illustrated on the FLOORPLAN, the accommodation comprises:

- A welcoming ENTRANCE HALL
- A FORMAL LOUNGE, elegant and ideal for hosting pre-dinner drinks
- A stunning open-plan SITTING and DINING AREA with BI-FOLDING DOORS opening to the garden—perfect for entertaining
- A bright, functional KITCHEN with a large picture window framing views of the beautifully landscaped garden
- A versatile HOME OFFICE enjoying a front-facing aspect

Upstairs, the first floor offers FOUR GENEROUS DOUBLE BEDROOMS and a stylish FAMILY BATHROOM. Two of the bedrooms benefit from EN-SUITE FACILITIES, ideal for guests or older children.

The MAIN SUITE occupies the second floor and provides a true sense of retreat, featuring a spacious bedroom, WALK-IN DRESSING ROOM, and a luxurious EN-SUITE BATHROOM.

Outside, ELECTRIC GATES lead to ample OFF-ROAD PARKING. The LANDSCAPED REAR GARDEN is lush and vibrant, filled with a rich variety of flowers, shrubs, and mature planting. Whether entertaining friends, enjoying a sunny afternoon, or giving the children space to play, this garden is a true highlight.

□ To arrange your viewing, call 01704 516 626

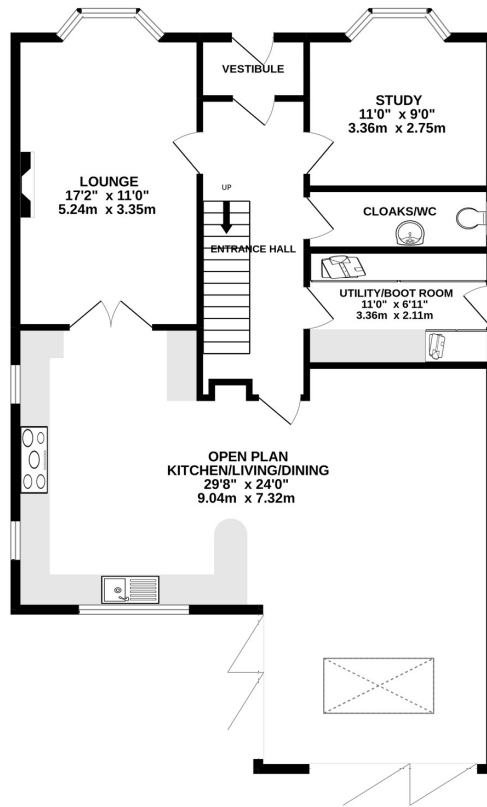
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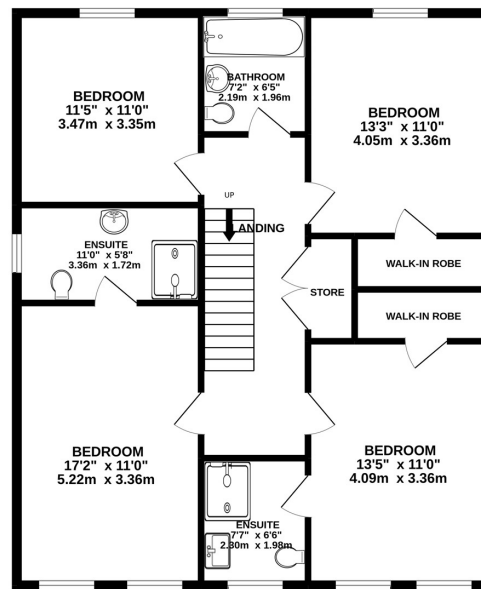




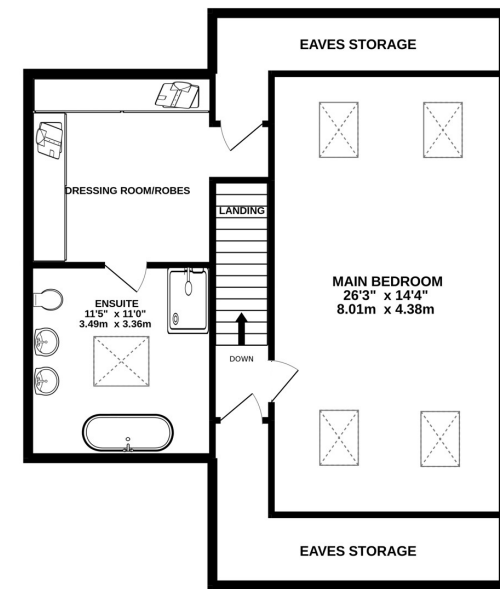
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	90
(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			