



Harington Road,  
Formby, L37 1PY

**£450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This beautifully presented LINK-DETACHED home is situated in a popular residential area close to well-regarded SCHOOLS, the TRAIN STATION, and the village centre — making it an ideal choice for growing families.

Extended to the rear with a FULL-WIDTH SINGLE STOREY addition, the ground floor flows beautifully and offers an abundance of living space. The elegant LOUNGE overlooks the front garden, while the second SITTING ROOM offers a perfect retreat or playroom option. The heart of the home is the bright and sociable KITCHEN DINER, with a CENTRAL ISLAND and BI-FOLD DOORS that open to the garden, creating a seamless connection between inside and out. Skylights flood this space with natural light, and there is also a handy UTILITY ROOM and ground floor SHOWER ROOM.

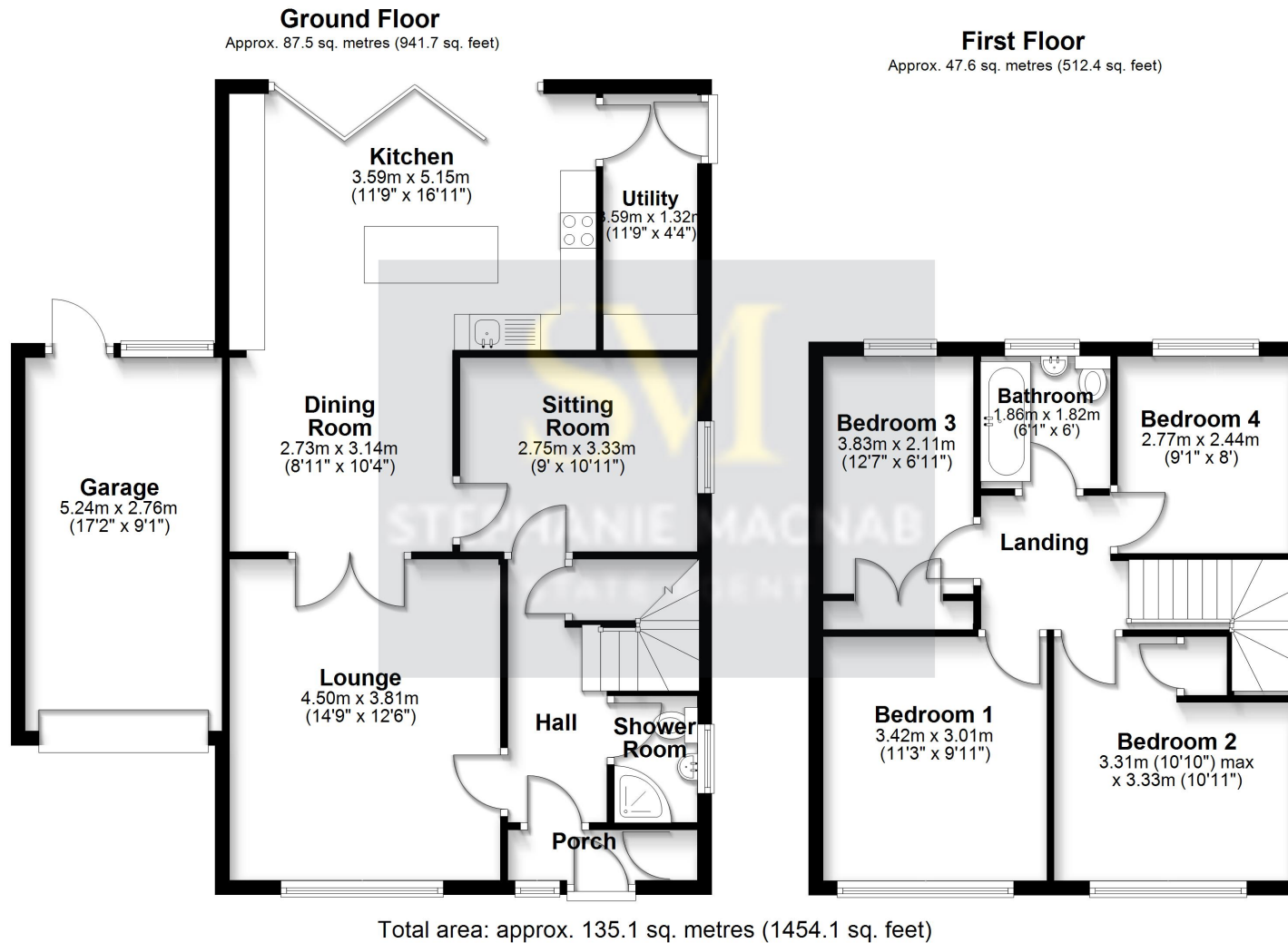
Upstairs, the property offers FOUR BEDROOMS and a CONTEMPORARY FAMILY BATHROOM, all immaculately maintained. Outside, the GARDEN is a private and peaceful haven with a paved seating area, lawn, and well-established planting — ideal for entertaining or relaxing. The front of the property benefits from a generous DRIVEWAY and GARAGE.

This is a TURNKEY home that balances style, comfort and convenience in equal measure.









This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	65	80		
A				
(81-91)				
B				
(69-80)				
C	65	80		
(55-68)				
D				
(39-54)				
E	65	80		
(21-38)				
F				
(1-20)	65	80		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC		