



Beechwood Drive,  
Formby, L37 2DW

**OFFERS OVER**  
**£385,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



With its ATTRACTIVE FRONTAGE, GARAGE and DRIVEWAY parking, this EXTENDED SEMI-DETACHED HOME offers stylishly updated accommodation that blends practicality with MODERN DESIGN. The property has been transformed by the current owners, ensuring a TURNKEY finish throughout.

At the heart of the house lies a stunning OPEN-PLAN KITCHEN/DINER, fitted with sleek cabinetry, integrated appliances, and a generous central ISLAND. Skylights and large windows flood the space with light, while the adjoining UTILITY ROOM and DOWNSTAIRS WC add everyday convenience. A cosy SITTING ROOM with fireplace provides the perfect retreat, while the rear LOUNGE, complete with a MEDIA WALL, opens seamlessly onto the garden through the BI-FOLDING DOORS.

Upstairs, there are THREE DOUBLE BEDROOMS together with a stylish FAMILY BATHROOM. The arrangement balances practicality with comfort, offering space for families, professionals, or those seeking a ready-to-move-into home.

Outside, the garden has been landscaped for both style and low maintenance. A standout feature is the BESPOKE COVERED SEATING AREA, designed with integrated lighting and space for both lounging and dining. Offering a sheltered retreat in all seasons, it creates the perfect setting for summer barbecues, cosy autumn evenings or even festive gatherings.

The property also enjoys a PRIME LOCATION, well regarded for its easy access to excellent schools, CAMBRIDGE FIELDS and the PINEWOODS – a setting especially popular with families, dog owners and those who value both convenience and green space.





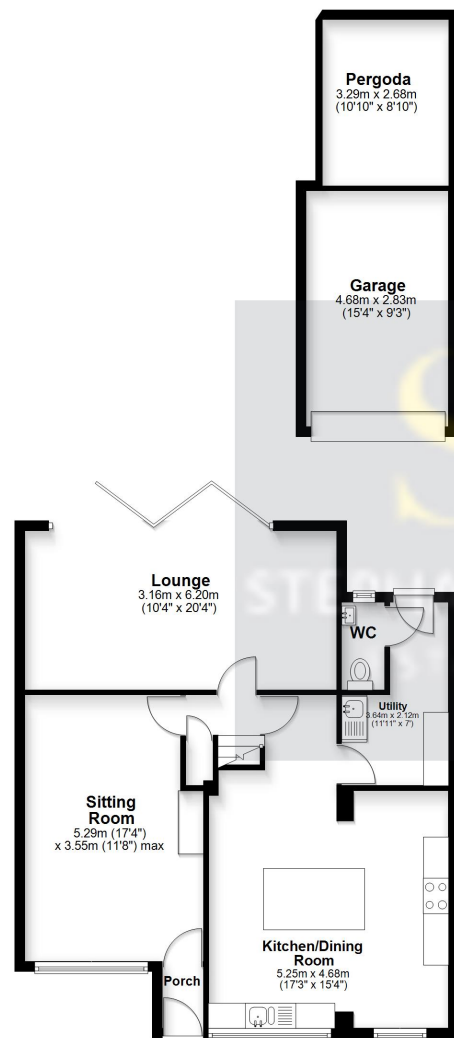






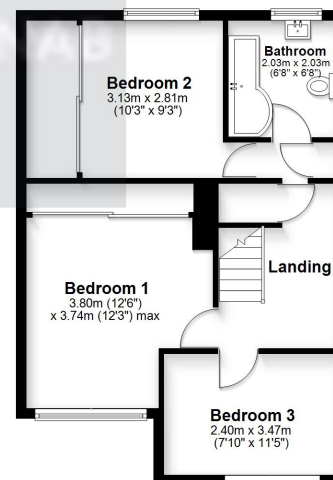
### Ground Floor

Approx. 98.9 sq. metres (1064.9 sq. feet)



### First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Total area: approx. 150.4 sq. metres (1618.6 sq. feet)

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