



Davenham Road,
Formby, L37 3NR

**OFFERS OVER
£400,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This beautifully extended semi-detached property, situated in a quiet cul-de-sac, offers the perfect family home with a generous south/west-facing rear garden.

Renovated to a high standard, the home features an open-plan kitchen and dining space that is truly the heart of the property. With its sleek modern design, a roof lantern flooding the area with natural light, bi-folding doors leading to the garden, and a contemporary wood-burning stove, this space is perfect for entertaining or enjoying cozy family moments all year round.

The ground floor boasts a welcoming entrance hall with a convenient downstairs WC, a front-facing sitting room with a charming bay window, and a rear sitting room offering a relaxed, cinema-like ambience ideal for unwinding in the evenings.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing ample space for a growing family.

The outdoor space is equally impressive, with a large sunny back garden perfect for children, pets, and outdoor gatherings, as well as plenty of off-road parking at the front for added convenience. The large garage and summerhouse provide additional space for hobbies and family fun.

This thoughtfully designed home combines style, space, and practicality in an excellent location.

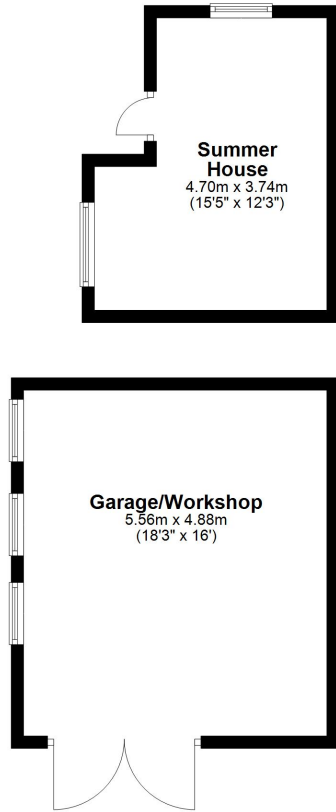
Don't miss your chance to view this gem—call today to arrange your viewing on 01704 516 626.





Outbuildings

Approx. 42.4 sq. metres (455.9 sq. feet)

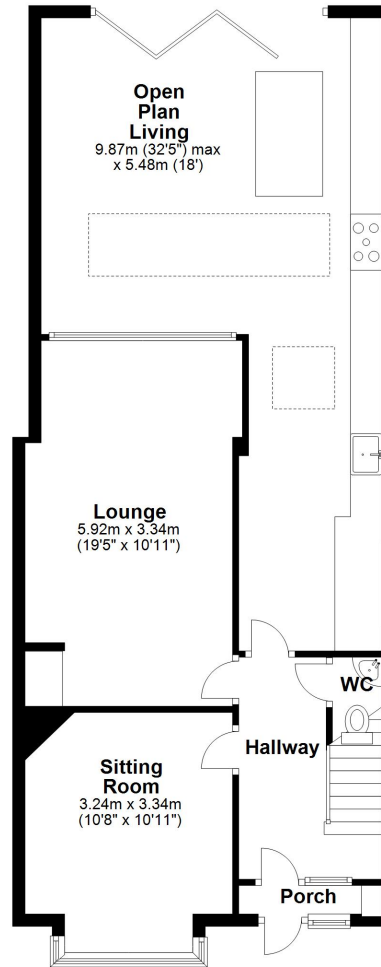


Summer House
4.70m x 3.74m
(15'5" x 12'3")

Garage/Workshop
5.56m x 4.88m
(18'3" x 16")

Ground Floor

Approx. 81.7 sq. metres (879.8 sq. feet)



Open Plan Living
9.87m (32'5") max
x 5.48m (18')

Lounge
5.92m x 3.34m
(19'5" x 10'11")

Sitting Room
3.24m x 3.34m
(10'8" x 10'11")

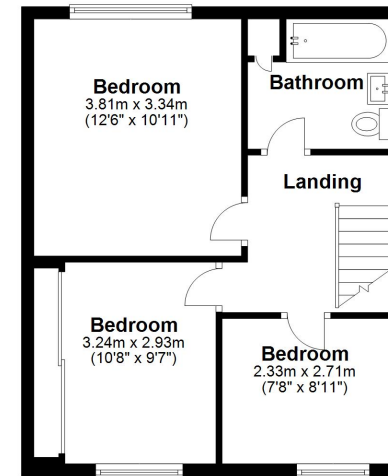
Hallway

Porch

WC

First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Bedroom
3.81m x 3.34m
(12'6" x 10'11")

Bathroom

Landing

Bedroom
3.24m x 2.93m
(10'8" x 9'7")

Bedroom
2.33m x 2.71m
(7'8" x 8'11")

Total area: approx. 165.0 sq. metres (1775.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			83
(69-80)	C		69	
(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	