



Old Town Lane,
Formby, L37 3HP

Offers Over
£1,100,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This IMPRESSIVE MODERN DETACHED property rests on a 0.25-acre PLOT on a sought-after road close to the village. With over 4,000 sq ft of living space, this home offers a spacious and bright environment. The current owners have made noteworthy renovations, including a NEW KITCHEN and THREE BATH/SHOWER ROOMS.

The ENTRANCE HALL leads to a LOUNGE that opens onto a PERGOLA in the rear garden through French doors, creating a seamless connection between indoor and outdoor living. At the front of the house, you'll find a DINING ROOM and a LARGE RECEPTION ROOM, both perfect for entertaining or family gatherings. The DINING KITCHEN is particularly impressive, featuring ample space and access to the sunny rear garden. A practical UTILITY ROOM and a convenient downstairs SHOWER ROOM complete the ground floor.

On the first floor, there are FOUR GENEROUSLY SIZED BEDROOMS, which are complemented by FOUR BATH/SHOWER ROOMS. The MAIN SUITE is a highlight, offering a SPACIOUS BEDROOM, a DRESSING AREA, and a luxurious EN-SUITE BATHROOM.

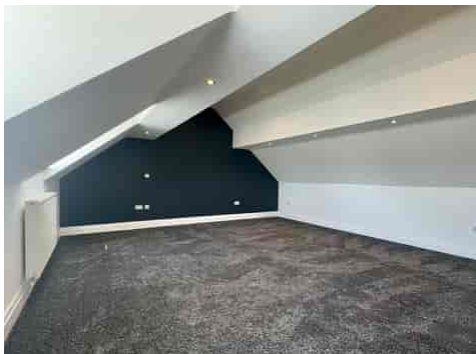
The second floor provides TWO ADDITIONAL BEDROOMS and a stylish SHOWER ROOM, making this home ideal for a large family or guests.

Outside, the property boasts EXTENSIVE OFF-ROAD PARKING and a garage store. The mature, SOUTH-FACING REAR GARDEN is a tranquil oasis, perfect for relaxation and outdoor activities. The pergola ensures you can enjoy the garden throughout the year, providing a shaded retreat on sunny days.

Don't miss the chance to own this exceptional property. Call 01704 516 616 to schedule a viewing and see for yourself all that this home has to offer.



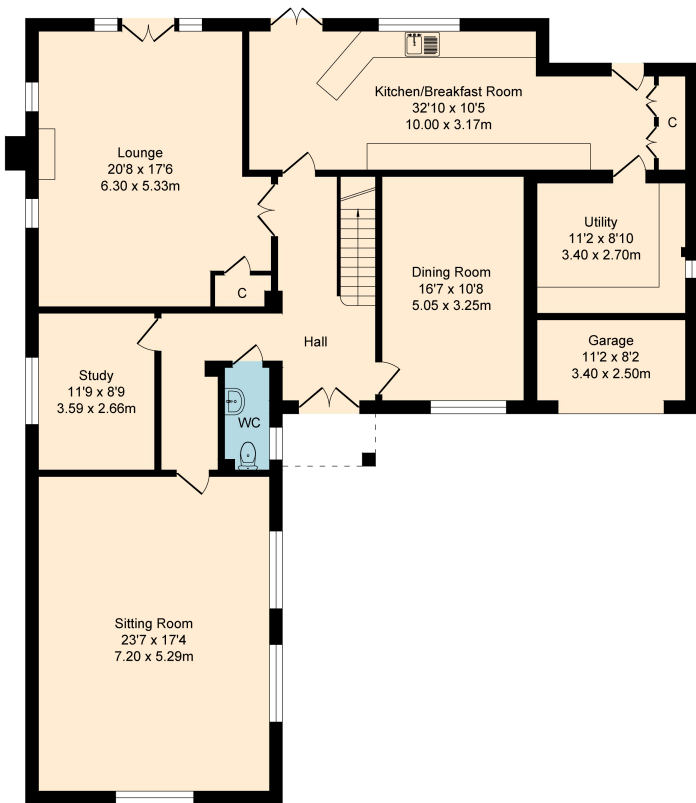




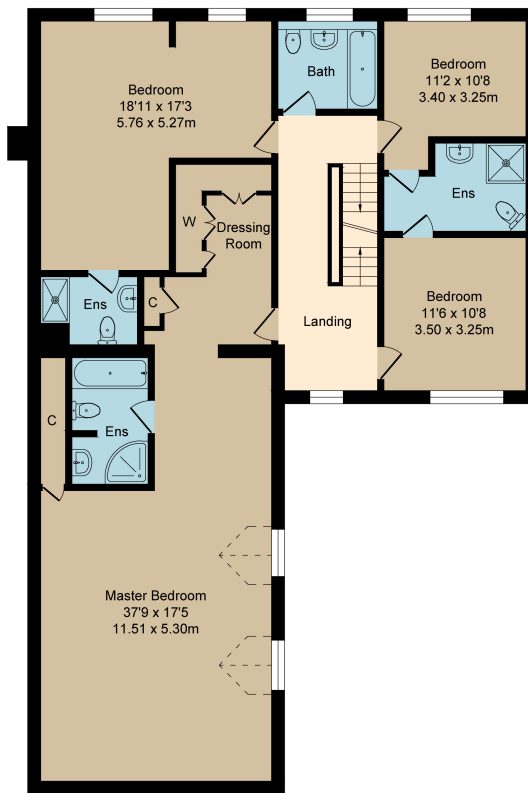
Old Town Lane

Total Approx. Floor Area 4055 Sq.ft. (376.7 Sq.M.)

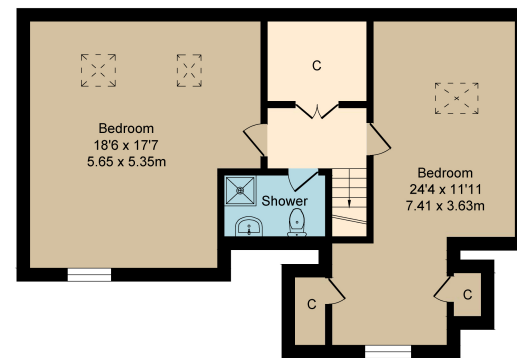
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 1819 Sq.Ft (169.0 Sq.M.)



First Floor
Approx. Floor Area 1520 Sq.Ft (141.2 Sq.M.)



Second Floor
Approx. Floor Area 716 Sq.Ft (66.55 Sq.M.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	84
(55-68)	D		
(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	