



Alt Road, Formby,
L37 8BW

OFFERS OVER
£325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Stunning Modern Family Home with Stylish Interiors & Generous Living Space

Since purchasing in 2018, the current owners have completely transformed this property into a BEAUTIFULLY APPOINTED, ON-TREND FAMILY HOME. The extensive works carried out include a NEW MAIN ROOF, FULL EXTERNAL RENDER, NEW WINDOWS, a REPLACEMENT FLAT ROOF on the garage, and the creation of a contemporary OPEN-PLAN KITCHEN/DINING/LIVING SPACE—perfect for modern family life.

The sleek kitchen is fitted with gloss units, integrated appliances, and opens seamlessly into a light-filled dining and family area with BI-FOLDING DOORS to the garden. A separate, cosy LOUNGE sits to the front, offering a quiet retreat from the main living space. The addition of a UTILITY ROOM and GROUND FLOOR WC adds further practicality.

Upstairs, the property offers FOUR BEDROOMS, including a particularly generous main bedroom. A luxurious FAMILY BATHROOM with marble-effect tiles and black framed shower screen completes the accommodation.

Outside, the WEST-FACING rear garden is landscaped with patio and lawned areas, ideal for entertaining and family time. To the rear, a versatile GARDEN BAR/GYM ROOM and adjoining store room offer fantastic extra space, whether for hobbies, working from home, or socialising.

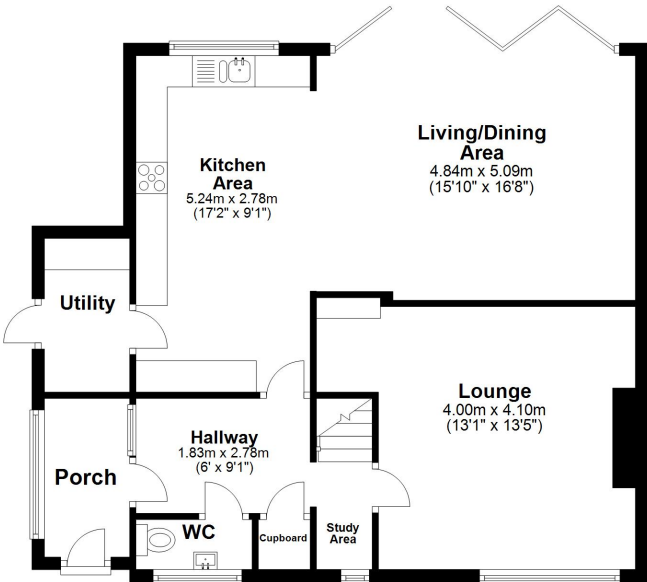
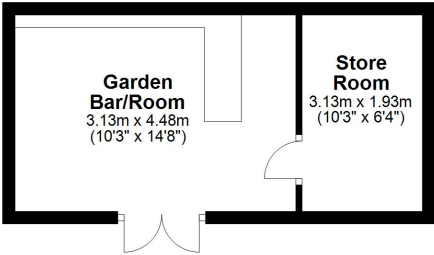
□ Please note: Material information regarding the kitchen and utility room works has been reviewed. Completion certificates are not available, however, an indemnity insurance policy will be provided to cover this.





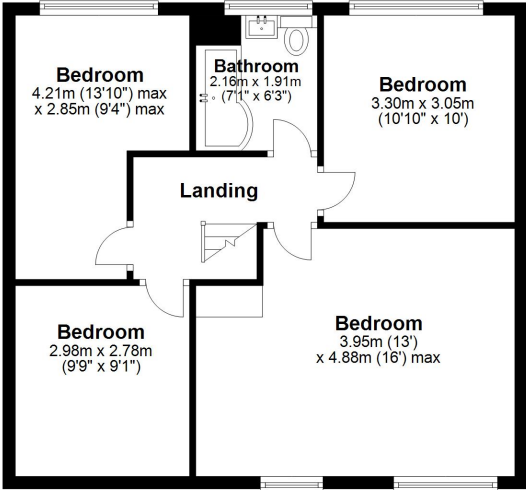
Ground Floor

Approx. 92.4 sq. metres (995.1 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



Total area: approx. 150.3 sq. metres (1617.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	71	
(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	