



Massams Lane,  
Formby, L37 7BD

**OFFERS OVER**  
**£425,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT



Set along one of Freshfield's most desirable residential roads, this beautifully maintained FOUR-BEDROOM HOME offers warmth, character and an enviable lifestyle setting. Just a short walk from the Freshfield Pub, the station and miles of nature walks, the location strikes the perfect balance between convenience and tranquillity. Owned and cherished for over 25 years, the property has been steadily improved, including a REAR EXTENSION and a LOFT CONVERSION, creating a flexible family home arranged across three well-balanced floors.

The ground floor offers an inviting flow, beginning with a welcoming HALLWAY and leading into a DINING ROOM with exposed floorboards, feature fireplace and a large front window that fills the room with natural light. The EXTENDED LOUNGE offers a wonderfully spacious and relaxing setting with a modern fireplace and French doors opening directly onto the garden. The KITCHEN enjoys leafy garden views and provides excellent storage, worktop space and integrated appliances arranged around a practical U-shaped layout.

The first floor provides three comfortable and bright bedrooms alongside a MODERN FAMILY BATHROOM with neutral tiling and a fitted vanity unit. The second floor is occupied by the impressive FOURTH BEDROOM, created through the loft conversion and offering EXCELLENT SPACE and useful built-in eaves storage. This upper floor is ideal as a main bedroom, teenager's room, guest space or home office.

Outside, the property enjoys a MATURE AND PRIVATE REAR GARDEN, beautifully stocked and offering an excellent sense of seclusion. A lawn and patio area create a versatile outdoor space perfect for families, hobbies and entertaining. The front garden is equally well presented with established planting and a neat gravelled approach. Altogether, this is a home that has been loved, improved and looked after—ready for its next chapter in a truly sought-after part of Freshfield.

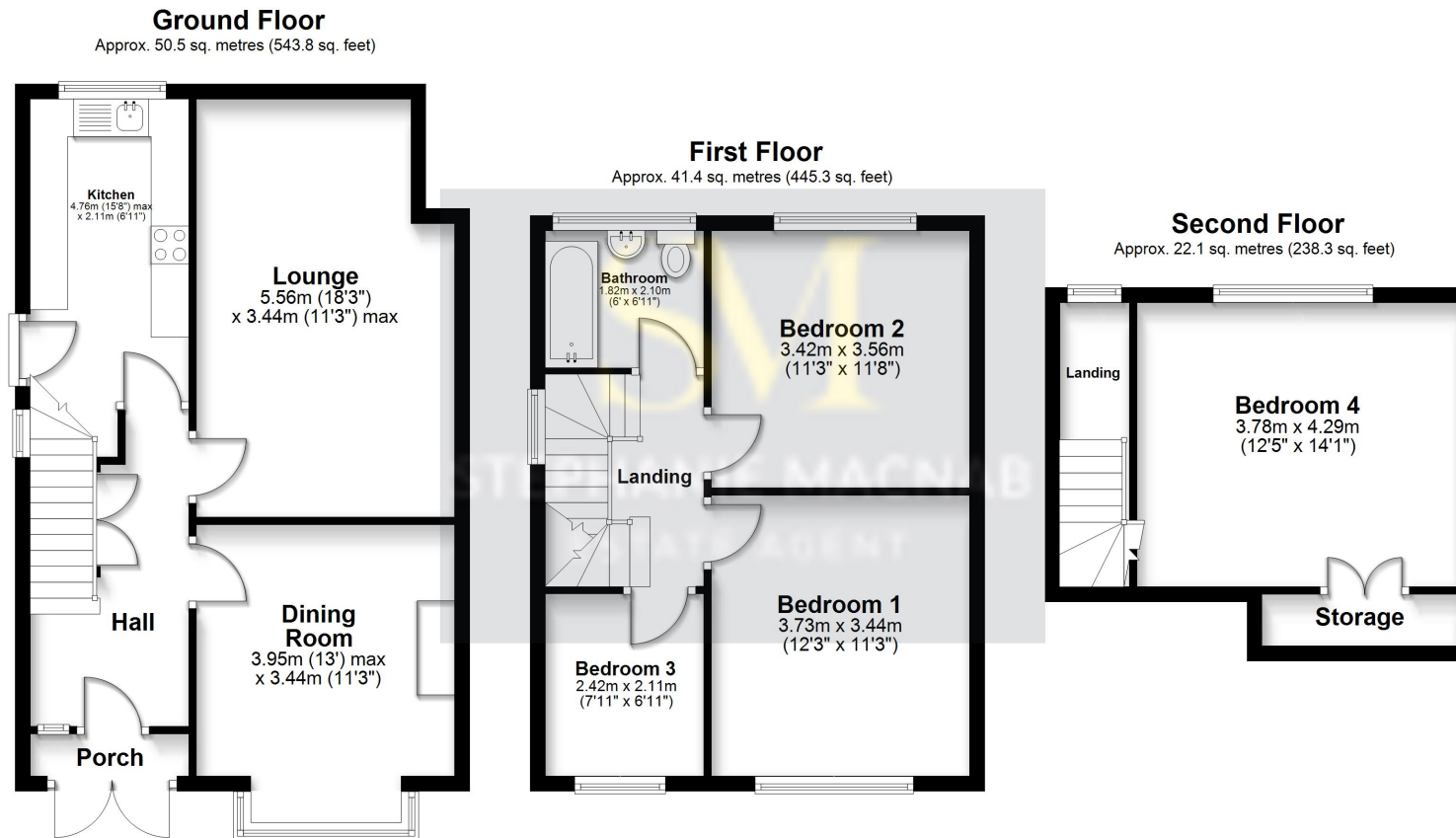












Total area: approx. 114.0 sq. metres (1227.4 sq. feet)

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      | 75        |  |  |
| A                                           |         |           |  |  |
| (81-91)                                     |         |           |  |  |
| B                                           |         |           |  |  |
| (69-80)                                     |         |           |  |  |
| C                                           | 65      | 75        |  |  |
| (55-68)                                     |         |           |  |  |
| D                                           |         |           |  |  |
| (39-54)                                     | 65      | 75        |  |  |
| E                                           |         |           |  |  |
| (21-38)                                     |         |           |  |  |
| F                                           | 65      | 75        |  |  |
| (1-20)                                      |         |           |  |  |
| G                                           | 65      | 75        |  |  |
| Not energy efficient - higher running costs |         |           |  |  |
| England, Scotland & Wales                   |         |           |  |  |