



12 Woodlands Road,
Formby, Liverpool,
Merseyside, L37 2JW

Offers Over £600,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This EXCEPTIONAL 2,800 sq. ft. FAMILY HOME has been COMPREHENSIVELY TRANSFORMED by the current owners since 2019, with an impressive extension, loft conversion, new main roof, windows, rendering, a Viessmann boiler, full rewire, and a new consumer unit. With EVERY MAJOR UPGRADE ALREADY COMPLETED, all that's left to do is move in and enjoy this stunning home.

Designed with modern family living at its core, the home welcomes you with a spacious ENTRANCE HALL leading to a DEDICATED HOME OFFICE—perfect for remote working or study—along with a convenient DOWNSTAIRS WC. The elegant LOUNGE, featuring a charming wood-burning stove, creates a warm and inviting retreat, ideal for cosy evenings. The real SHOWSTOPPER, however, is the EXPANSIVE OPEN-PLAN KITCHEN DINER, a true heart of the home. Thoughtfully designed with sleek modern units, high-quality integrated appliances, and stylish finishes, this space seamlessly blends cooking, dining, and entertaining. The French doors open out to the garden, offering effortless indoor-outdoor living—perfect for summer gatherings. An ADDITIONAL SITTING ROOM provides a tranquil escape, whether as a second lounge, playroom, or snug, allowing for flexible family spaces. A practical UTILITY ROOM and ADDITIONAL DOWNSTAIRS WC further enhance everyday convenience.

Upstairs, the first floor boasts a bright and airy LANDING, leading to THREE GENEROUSLY SIZED DOUBLE BEDROOMS and a LUXURIOUS FAMILY BATHROOM. The MAIN BEDROOM offers a serene retreat with its own EN-SUITE, while another features a WALK-IN WARDROBE, adding a touch of boutique-hotel luxury. The SECOND FLOOR is a true hidden gem—a TEENAGER'S DREAM SUITE, complete with a SPACIOUS DOUBLE BEDROOM, private EN-SUITE, and a WALK-IN WARDROBE, creating the ultimate private haven.

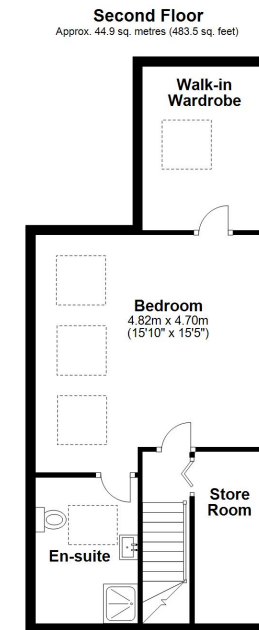
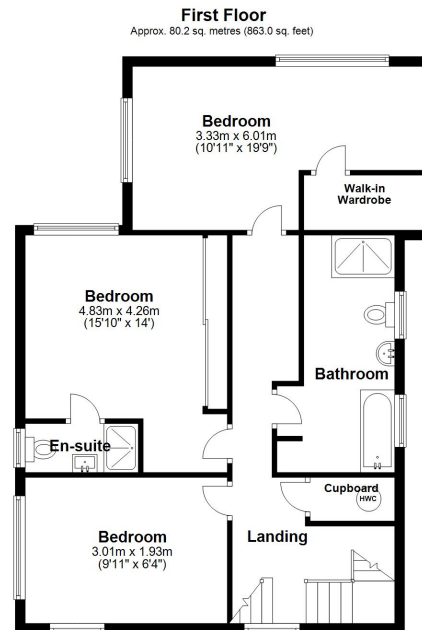
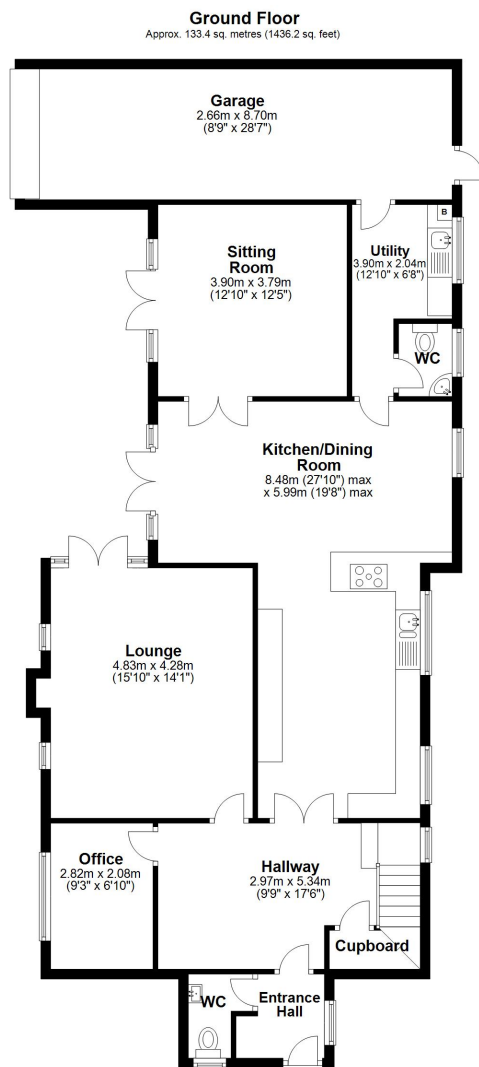
Externally, the property impresses with its IMMACULATE KERB APPEAL and block-paved driveway, providing OFF-ROAD PARKING for four cars. Additionally, a further parking area to the rear leads to the GARAGE, ensuring plenty of room for vehicles.

With high-end finishes, a carefully considered layout, and an effortless blend of style and function, this home is the perfect choice for families seeking space, comfort, and sophistication.

A rare find—don't miss out! Call today to arrange a viewing on 01704 516626.







Total area: approx. 258.5 sq. metres (2782.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(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	

