



Jubilee Road, Formby,
L37 2HN

Offers Over £700,000

SM

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ESTATE AGENT

This truly REMARKABLE PROPERTY combines character, space, and versatility, set on a GENEROUS 0.22-ACRE PLOT. The home features an independent GRANNY ANNEXE/BUNGALOW with its own private access, making it ideal for MULTI-GENERATIONAL LIVING or POTENTIAL RENTAL INCOME.

The grounds boast EXTENSIVE OFF-ROAD PARKING, a larger-than-average DOUBLE GARAGE, and an enclosed, WALLED REAR GARDEN, creating a perfect outdoor retreat. Step inside, and you'll be captivated by the home's period charm, including soaring ceilings and deep skirting boards, which enhance the sense of space and character. Every corner of this property reflects the care and attention of a well-loved home, with immaculate presentation throughout.

The interior layout is both spacious and functional, flowing seamlessly from one room to the next. The front SITTING ROOM, recently renovated, offers a cosy evening sanctuary, while the MAIN LOUNGE is ideal for entertaining family and friends. The KITCHEN, expertly crafted by the renowned local firm Purple Kitchens, exudes quality and style, seamlessly connecting to the DINING AREA—perfect for modern family living. A practical DOWNSTAIRS WC completes the ground floor.

Upstairs, the home continues to impress, offering FOUR GENEROUSLY SIZED, WELL-PROPORTIONED BEDROOMS. The recently renovated BATHROOM exudes elegance, while the additional SHOWER ROOM adds convenience for busy households.

The separate GRANNY ANNEXE/BUNGALOW is a STANDOUT FEATURE, offering a wealth of opportunities. Whether accommodating a relative, creating a guest space, or generating income as a rental or Airbnb, the potential is vast. This spacious annexe includes a LARGE LOUNGE overlooking the rear garden, a well-equipped KITCHEN, a DOUBLE BEDROOM with fitted furniture, an EN-SUITE, and an additional separate WC.

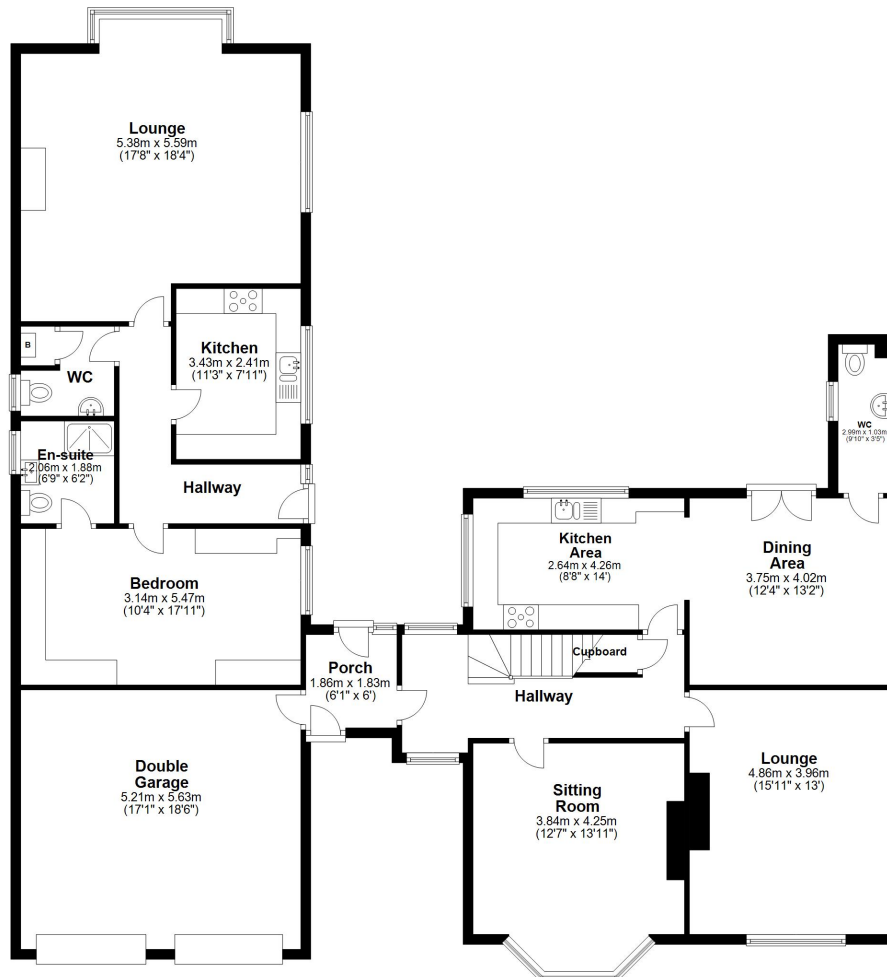
This extraordinary property offers a rare blend of charm, space, and flexibility, making it a unique and exciting opportunity that is sure to appeal to many.







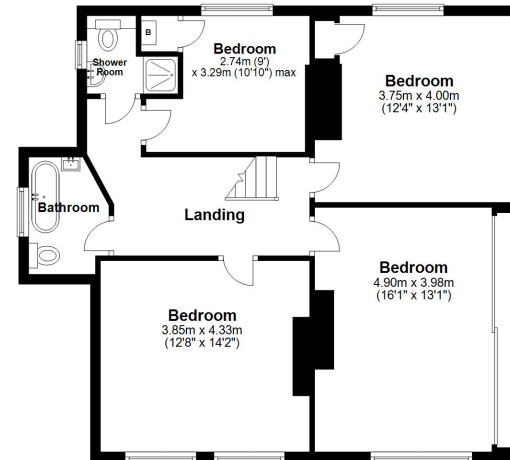
Ground Floor
Approx. 185.2 sq. metres (1983.9 sq. feet)



Total area: approx. 262.2 sq. metres (2822.2 sq. feet)

Plan produced using PlanUp.

First Floor
Approx. 77.0 sq. metres (828.4 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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