



Holmwood Drive,
Formby, L37 1PQ

OFFERS OVER
£425,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Set in a highly sought-after spot just moments from Victoria Road and the National Trust Pinewoods, this spacious DETACHED family home offers an incredible opportunity to reimagine, extend or modernise to your own tastes. It sits on a generous plot with an enclosed rear garden and a BROAD FRONTAGE, giving the house real presence from the outset.

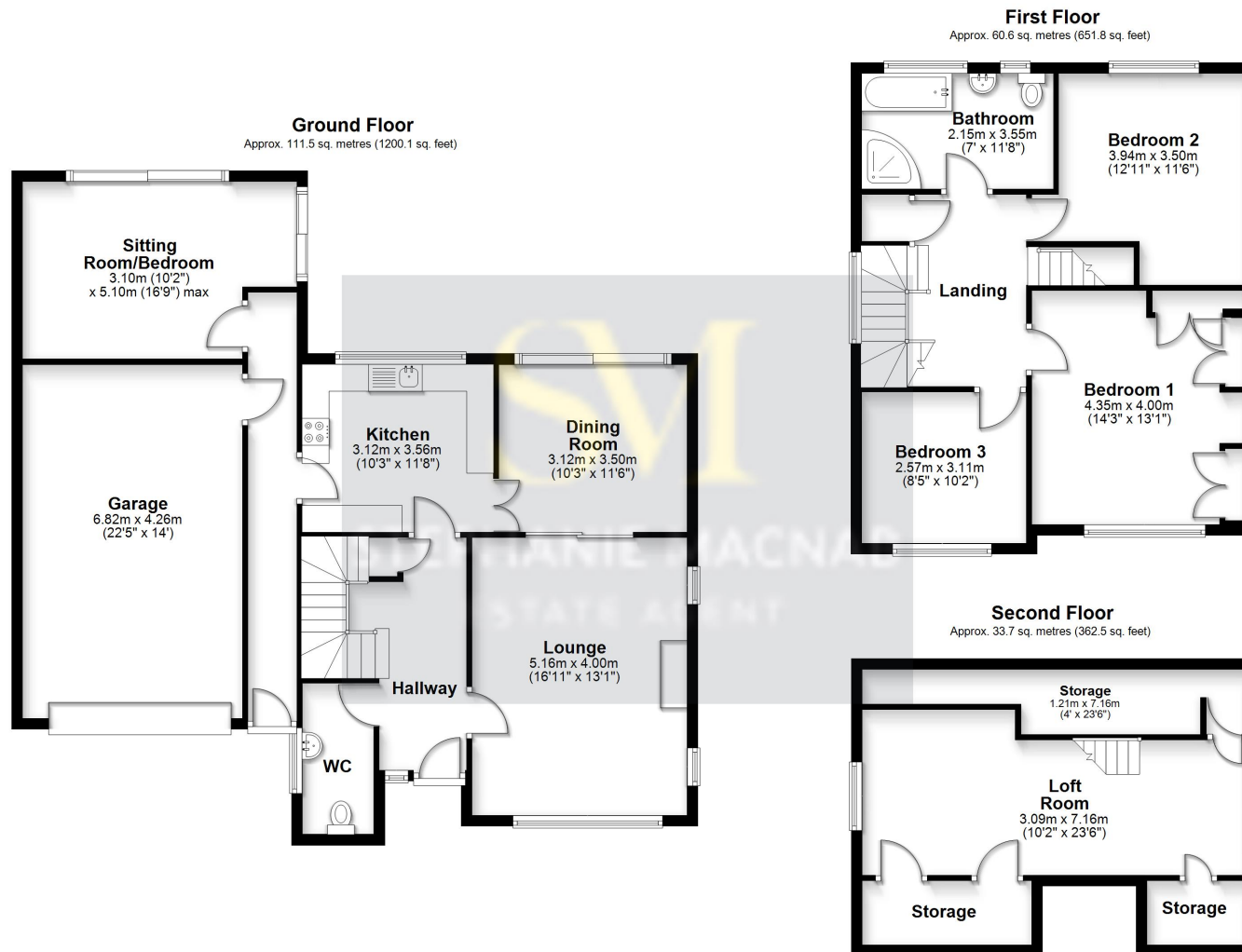
Stepping inside, the wide ENTRANCE HALLWAY immediately shows the scale on offer, with a useful GROUND FLOOR WC and access to all main rooms. The LOUNGE runs the full depth of the house with dual-aspect windows, creating a naturally bright living space, while the DINING AREA opens directly to the rear garden through large sliding patio doors. The KITCHEN overlooks the garden and links to the side passage, which in turn connects to the garage and the SITTING ROOM/BEDROOM 4 — a superb area for future reconfiguration.

Upstairs, the property provides THREE WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM. A fixed staircase leads to the second floor where the LOFT ROOM and additional storage areas offer further scope for upgrading or converting, subject to required permissions. It is an excellent footprint for families wanting to increase space without having to extend externally.

Outside, the property includes OFF-ROAD PARKING and a LARGER-THAN-AVERAGE GARAGE, along with a mature REAR GARDEN that enjoys privacy and excellent scope for landscaping or extension potential. Offered with NO ONWARD CHAIN, this is a rare chance to secure a good-sized home in a desirable location and create something truly special.







Total area: approx. 205.7 sq. metres (2214.4 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+)	54	71		
A				
(81-91)				
B				
(69-80)				
C				
(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				



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