



Lonsdale Road,
Formby, L37 3HQ

Offers Over £530,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Charming Corner Detached Family Home with Modern Comforts and Character

Welcome to this delightful corner detached family home, a true gem that blends modern living with timeless character. Thoughtfully extended and upgraded, this property offers an abundance of space and charm for a growing family.

Upon entering, you'll find an inviting entrance vestibule and hallway leading to a cozy front lounge, overlooking the front garden area. The focal point of the reimagined space is the open-plan dining kitchen and family space, ideal for both everyday living and entertaining. The kitchen is complemented by a spacious dining area and a comfortable family space, creating a seamless flow for modern living. A dedicated home office/study provides a quiet space for work or study, while a convenient ground floor WC and utility room add to the home's practicality.

The first floor offers three generously sized bedrooms, including a main bedroom with dressing area and an ensuite shower room. A well-appointed family bathroom serves the other two bedrooms, ensuring comfort and convenience for all. The loft too, has been expertly converted to provide a fourth bedroom, complete with ample storage, offering a peaceful retreat for guests or older children.

Outside, the property continues to impress with its fully enclosed wrap-around garden. This outdoor haven features a versatile home office/garden room, which could easily double as a gym or a summer house. The garden is a true sanctuary, with mature planting and a south-west facing aspect that bathes the space in natural light. The original driveway, currently planted with wild flowers, can accommodate two cars if needed, and a further side area offers discreet storage in the existing timber shed.

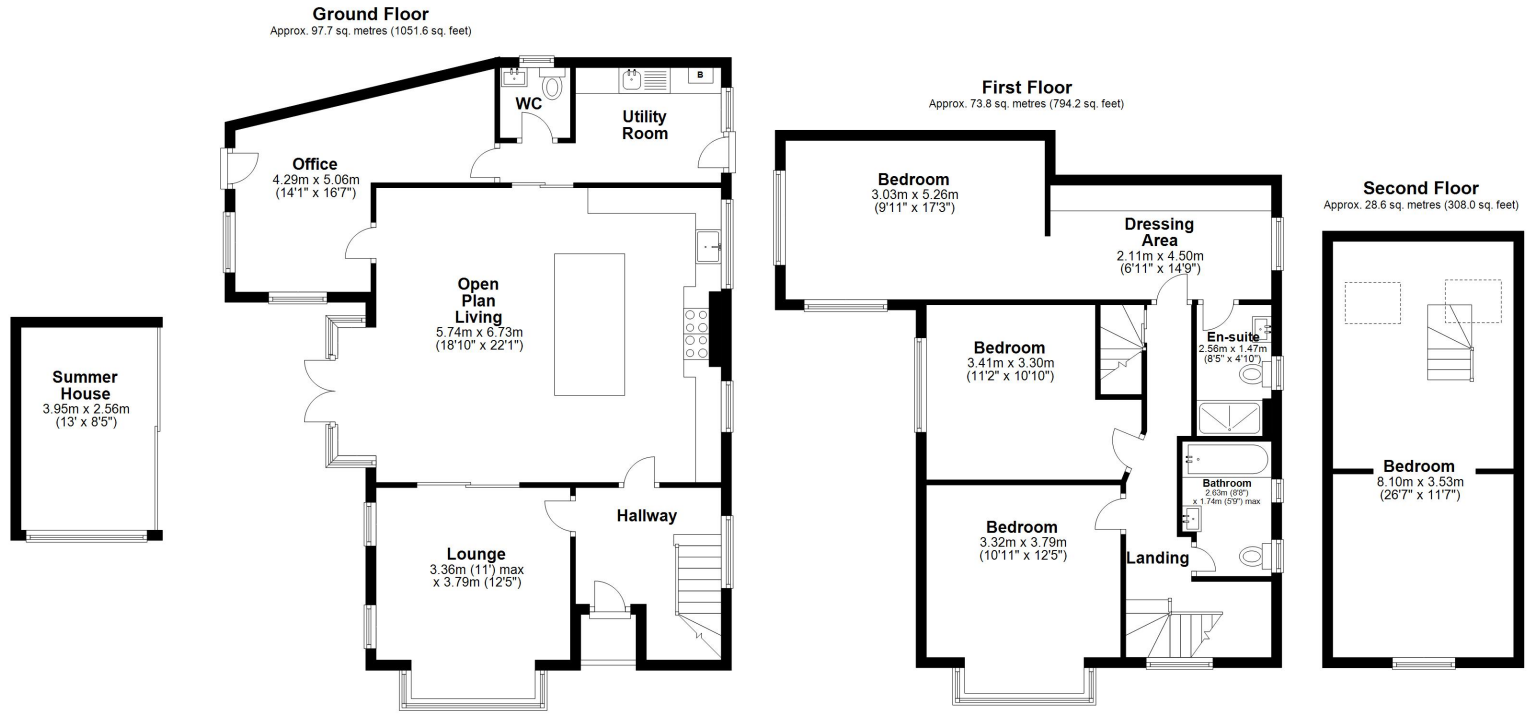
Reimagined with love and care, this home oozes character and personality, making it a unique and welcoming space for its next owners. With all the modern updates since buying the property in 2018, including rewiring, new timber-framed double glazing, the new kitchen, bathrooms, and utility room—this property is ready for you to move in and enjoy.

Viewing is highly recommended on a bright, sunny day to truly appreciate the light-filled interiors and the enchanting garden. Sold on a Freehold basis, this property is not just a house, but a home filled with warmth and charm, ready to create lasting memories for its next family.

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Total area: approx. 200.1 sq. metres (2153.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		72	79

EU Directive 2002/91/EC

