



Old Lane, Formby,
L37 7JD

Offers Over £825,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Behind impressive electric wooden gates, all will be revealed!

Seldom do you find such an example of contemporary living with an added touch of glamour, set within the tranquil leafy environment of Freshfield.

This modern three-storey detached property is discretely located within an exclusive development of just five properties along Old Lane, overlooking open fields and paddocks.

Security and low maintenance are key features of this stylish home.

With ample parking to the front, the entrance is quite a statement, and viewers won't fail to be impressed the three-storey glazed atrium-style gallery.

You will then be instantly drawn to the open-plan kitchen, the heart of the home. Three sets of bi-folding doors lead onto the WEST-facing garden, with its elegant sitting area - the perfect entertaining space!

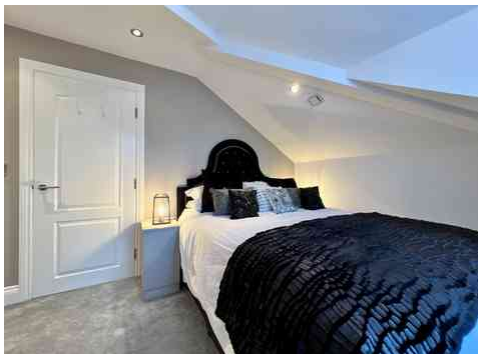
Of course, additional ground floor reception rooms suit various uses depending on the needs of the residents. This isn't style of substance though, as the property includes all of the practical spaces that are now required, including the ground floor WC and utility room.

The same theme continues upstairs, with four bedrooms, one of which is now a dressing room, and a large bathroom featuring a huge tiled bathtub. The master bedroom is a statement in itself and includes a spacious ensuite shower room.

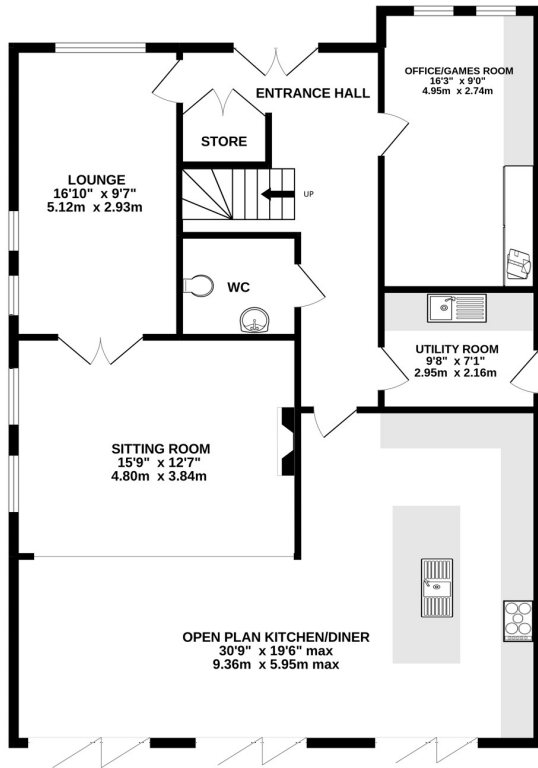
Off the bright second-floor landing, the fifth bedroom waits for visiting friends and family and also features a large ensuite shower room.

To arrange a viewing call, 01704 516 626. Finds us on Facebook and Instagram

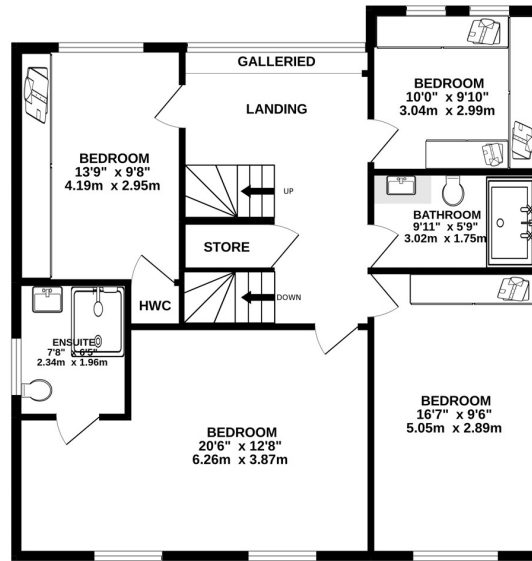




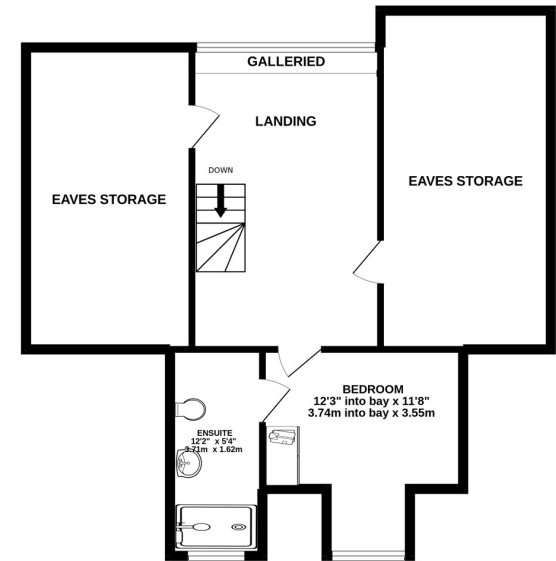
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	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		79	84

EU Directive 2002/91/EC

