



Piercefield Road,
Formby, L37 7DG

Offers Over £695,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Step into a world where CHARM meets ELEGANCE, where the whispers of bygone eras beckon you to script the next chapter of its illustrious story. Welcome to this captivating VICTORIAN PROPERTY, a timeless sanctuary awaiting its new guardians.

As you step through the doorway, nostalgia embraces you, accompanied by the grandeur of high ceilings and intricate skirtings. The ENTRANCE HALL sets the stage for what lies beyond. To the front, the LOUNGE and separate DINING ROOM await, perfect for hosting gatherings or embracing intimate family moments.

Retreat beyond to the SITTING ROOM/SNUG, a haven of tranquillity overlooking the verdant garden. The KITCHEN/DINER and UTILITY ROOM are both practical and functional.

Ascend the staircase to discover FOUR GENEROUSLY PROPORTIONED DOUBLE BEDROOMS, offering ample space for rest and rejuvenation. A family BATHROOM and SEPARATE SHOWER ROOM ensure convenience for all occupants.

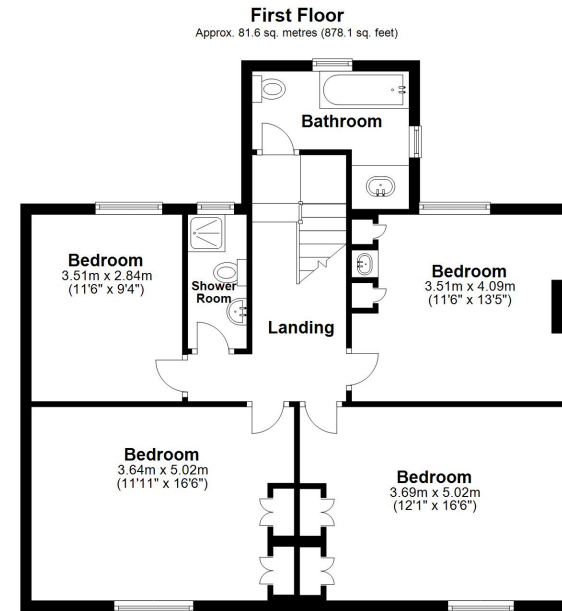
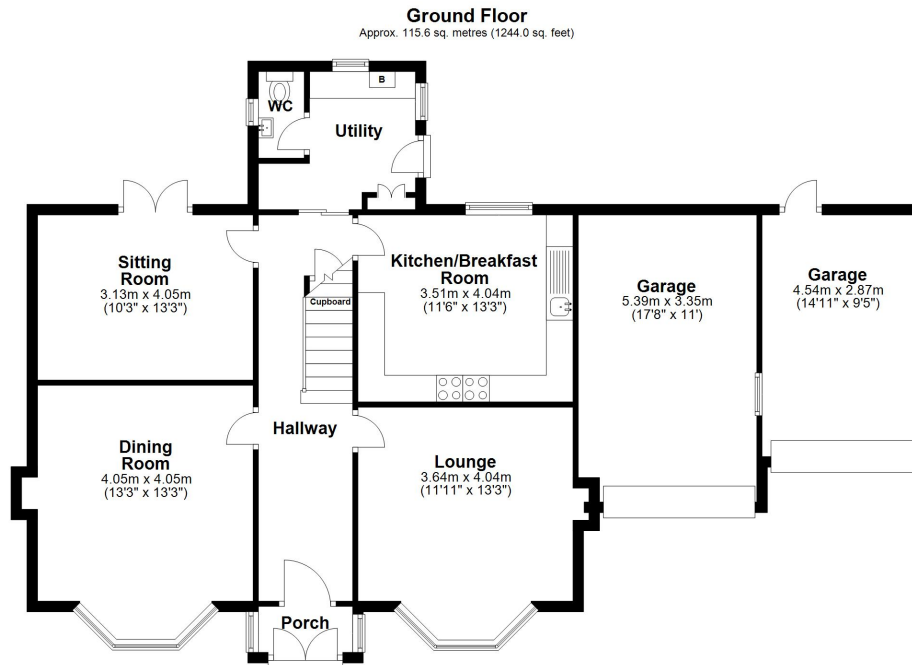
Spanning over 2,000 sq. ft., the interior space is matched only by the expansive outdoor grounds. A welcoming front garden leads to side PARKING and the GARAGES, offering convenience at every turn. Yet, it is the sprawling REAR GARDEN that steals the spotlight, a canvas for expansion and family recreation alike, awaiting transformation into an idyllic retreat, subject to all necessary consents.

This property is more than a mere house; it is a sanctuary awaiting the dreams and aspirations of its new inhabitants. Do not let this opportunity slip away. Contact Stephanie Macnab Estate Agents today to arrange a viewing and embark on a journey towards timeless elegance.









Total area: approx. 197.1 sq. metres (2122.0 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		74
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	