



Woodlands Road,
Formby, L37 2JN

Offers Over £475,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to your dream family home in an ideal location with easy access to local schools. This extended 4-bedroom property, originally expanded in the mid-1980s, has been well maintained and improved over the years to provide a comfortable and modern living space.

This home has been thoughtfully extended and the rear conservatory converted to create additional space for your family to enjoy.

The current owners have invested in key upgrades, including a re-wire in 2015, a new combi boiler installation in 2016, and a roof replacement in 2020. New windows were added in 2021, ensuring both comfort and energy efficiency.

Enjoy peace of mind with the Freehold title acquired in 2022, providing you with full ownership and control of your property.

As you step inside, you'll find a welcoming front porch leading to the entrance hall. The ground floor offers a convenient downstairs WC, two reception rooms, and an open-plan dining kitchen complete with a utility room. Bi-folding doors seamlessly connect your indoor and outdoor living spaces.

The integrated garage adds convenience and storage options to meet your needs.

Upstairs, you'll discover four well-appointed bedrooms that can accommodate your family's needs. A family bath/shower room ensures everyone's comfort and convenience.

The West-facing rear garden is perfect for enjoying the afternoon sun and outdoor activities. The front garden includes a paved drive, providing ample off-street parking for your family and guests.

Situated within walking distance of local schools, the train station, and the village centre, this home offers convenience and easy access to everything your family needs.

Available CHAIN FREE.

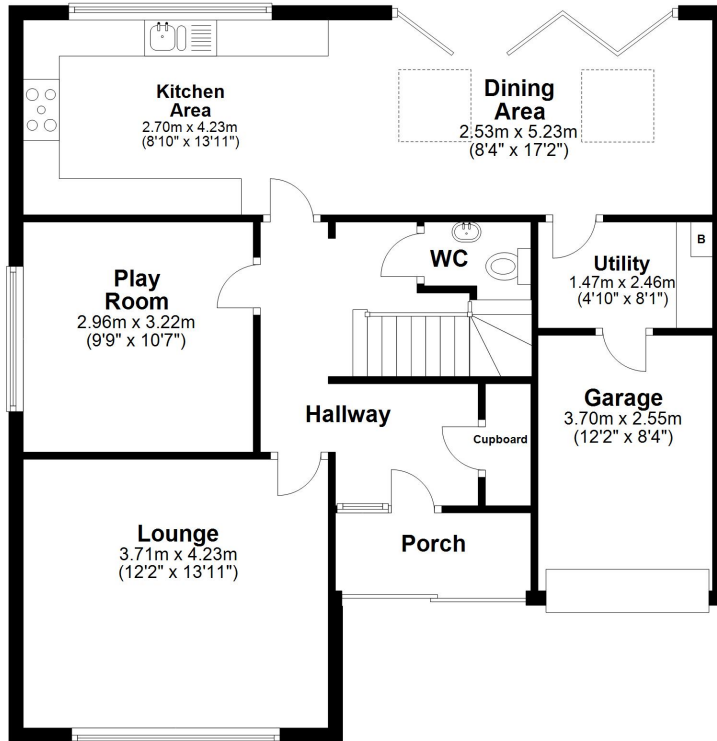
Don't miss the opportunity to make this lovely property your forever home. Call us today at 01704 516 626 to schedule a viewing. For more updates and property news, follow us on Facebook and Instagram. Your dream home awaits!





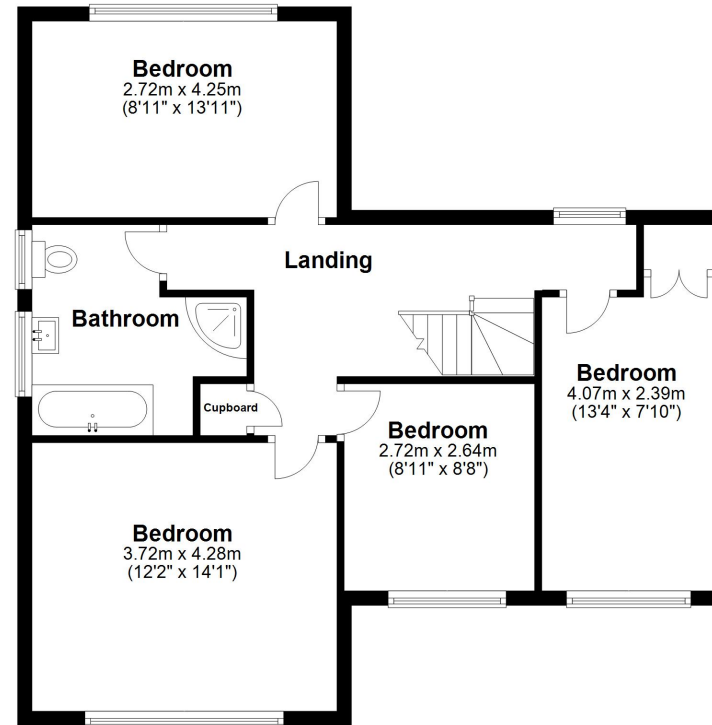
Ground Floor

Approx. 83.1 sq. metres (894.6 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



Total area: approx. 150.0 sq. metres (1614.3 sq. feet)

Plan produced using PlanUp.

