



Shireburn Road,
Formby, L37 1LR

£1,600,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set on one of Formby's most PRESTIGIOUS and EXCLUSIVE ROADS, this handsome 1928 home offers character, scale and potential in equal measure. Overlooking the golf course to the front and with a generous SOUTH-FACING REAR GARDEN extending to 0.31 acre, the property enjoys both privacy and an enviable location. Extending to around 2,800 SQ FT, this is a home of impressive proportions that has been cherished by the same family for almost 40 years and now offers SCOPE for RENOVATION, RECONFIGURATION or EXTENSION to create a truly outstanding residence.

The welcoming ENTRANCE HALL sets the tone, with high ceilings, original parquet flooring and beautiful leaded stained glass windows that frame the doorway. To the front is a light-filled LIVING ROOM, while the FORMAL LOUNGE is a generous entertaining space with fireplace, which flows naturally into the DINING ROOM and onto the garden beyond. The BREAKFAST KITCHEN sits to the rear with views across the garden. A ground floor SHOWER ROOM and UTILITY complete the practical elements of the layout.

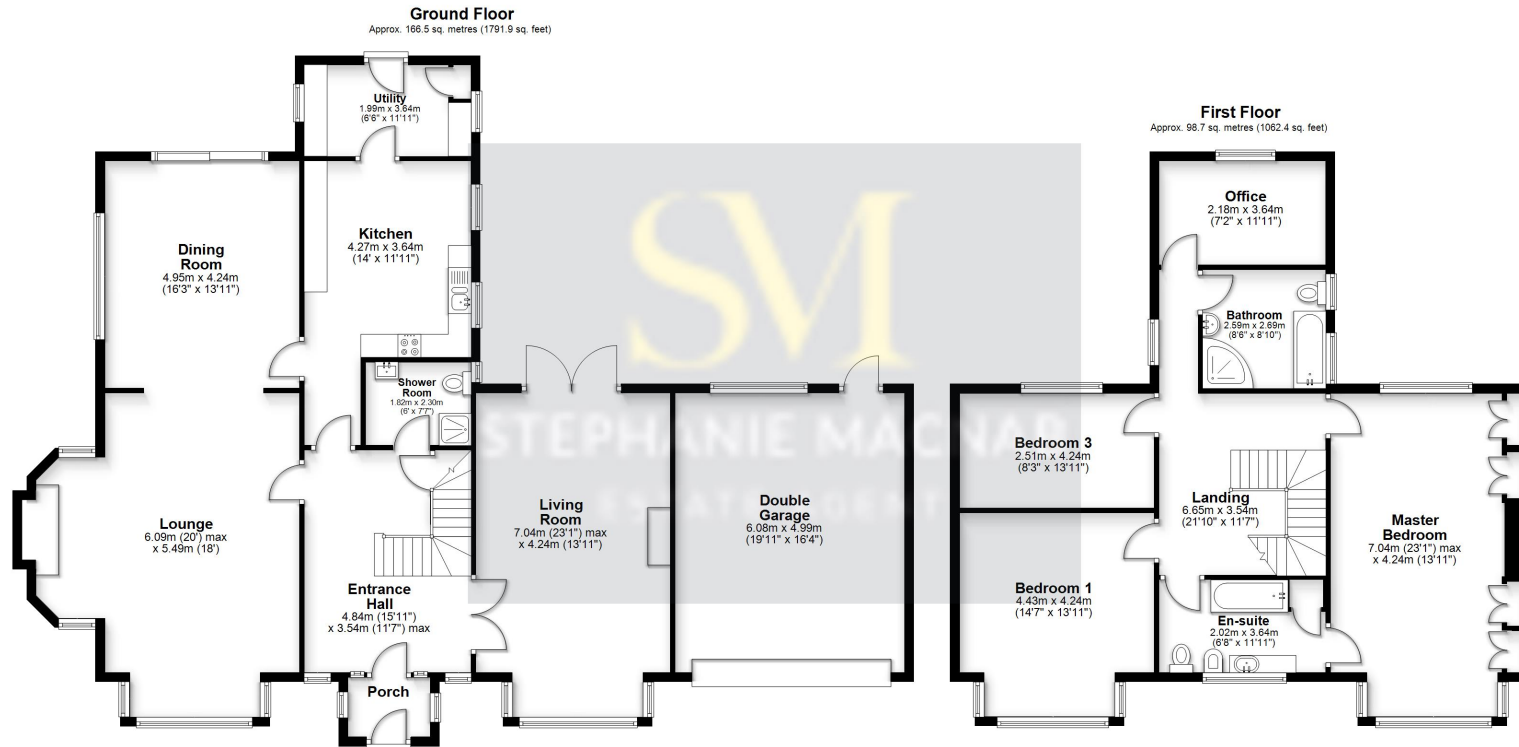
Upstairs, the accommodation provides FOUR BEDROOMS and a FAMILY BATHROOM. The main bedroom enjoys DUAL ASPECT WINDOWS and its own EN-SUITE BATHROOM. Throughout, original features and a sense of character are evident, offering the perfect canvas for modernisation.

Outside, the property is approached by a CARRIAGE DRIVEWAY with ample parking and a DOUBLE GARAGE. The rear garden is a true highlight, enjoying a SOUTH-FACING ORIENTATION and an expansive lawn framed by mature trees and planting, making it both private and highly versatile. With its scale, location and charm, this property represents a rare opportunity on one of Formby's most desirable addresses.









Total area: approx. 265.2 sq. metres (2854.3 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC