



Harington Road,
Formby, L37 1NT

OFFERS OVER
£525,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This attractive FOUR-BEDROOM DETACHED home occupies a sought-after residential position close to shops, schools and everyday amenities. With strong KERB APPEAL, generous proportions and a beautifully MATURE REAR GARDEN, the property offers an excellent balance of space, comfort and location for family living.

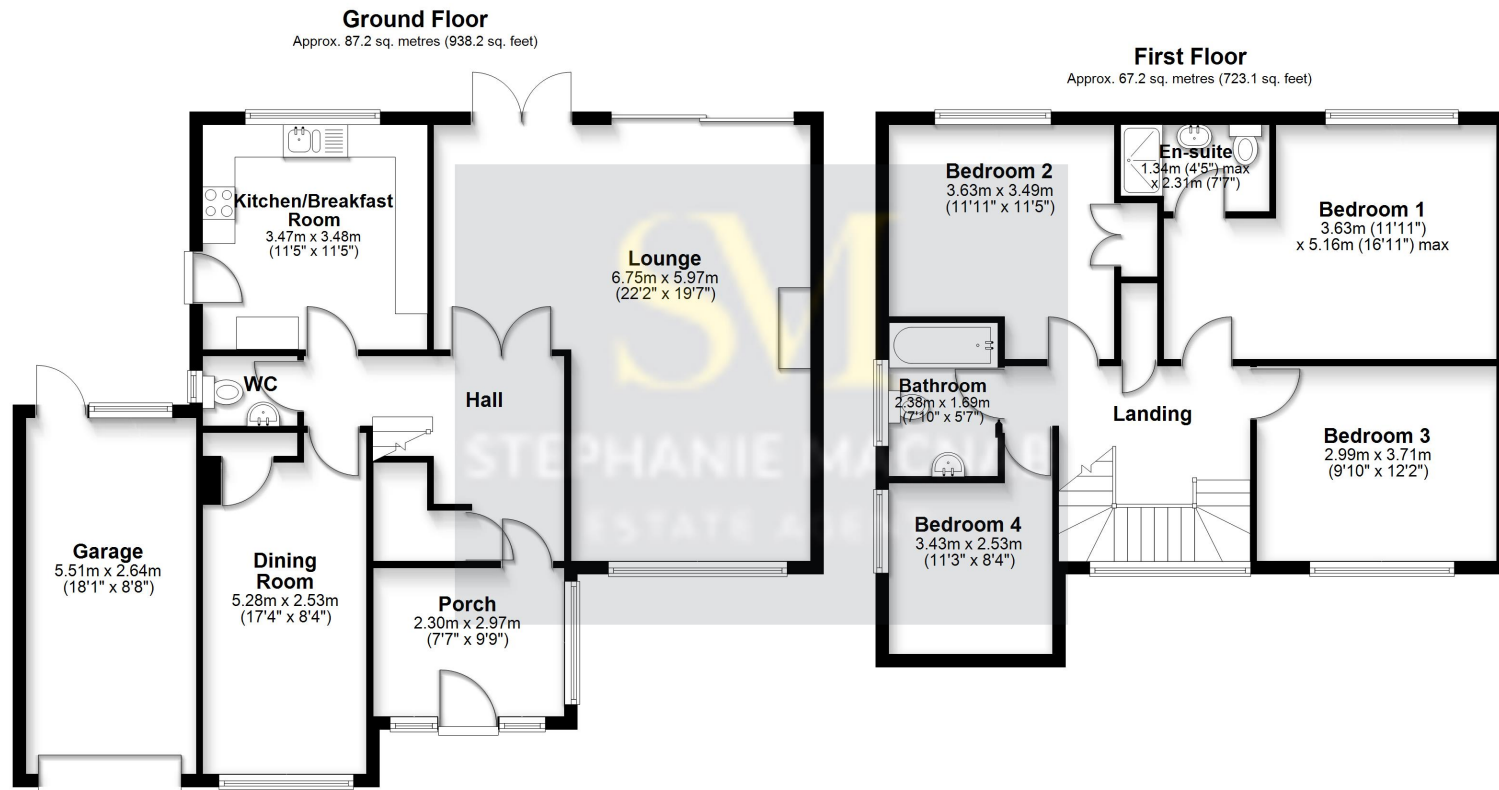
The house is entered via a welcoming PORCH which opens into a spacious central HALL with a GROUND-FLOOR WC. From here, the accommodation flows into a generous L-SHAPED LOUNGE, enjoying excellent natural light with dual aspects, ideal for both everyday living and entertaining. A separate DINING ROOM provides flexible additional reception space, while the BREAKFAST KITCHEN sits to the rear of the house, fitted with a comprehensive range of units and overlooking the garden.

To the first floor, the layout comprises four well-proportioned bedrooms and a STUNNING RECENTLY REFURBISHED FAMILY BATHROOM, finished in a contemporary style with quality fittings. The main bedroom enjoys the benefit of an EN-SUITE SHOWER ROOM, creating a comfortable main bedroom suite, while the remaining bedrooms are ideal for children, guests or home working.

Externally, the rear garden is a REAL HIGHLIGHT of the property. It is notably generous in size, mature and well established, offering an excellent level of privacy and a superb outdoor space for children, pets and entertaining. To the front, there is OFF-ROAD PARKING and access to the integral GARAGE. Offered with NO ONWARD CHAIN, this is a well-presented home ready for its next owners to move straight in.







Total area: approx. 154.3 sq. metres (1661.3 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

