



Harington Road,
Formby, L37 1NT

OFFERS OVER
£525,000

SM
STEPHANIE MACNAB
ESTATE AGENT

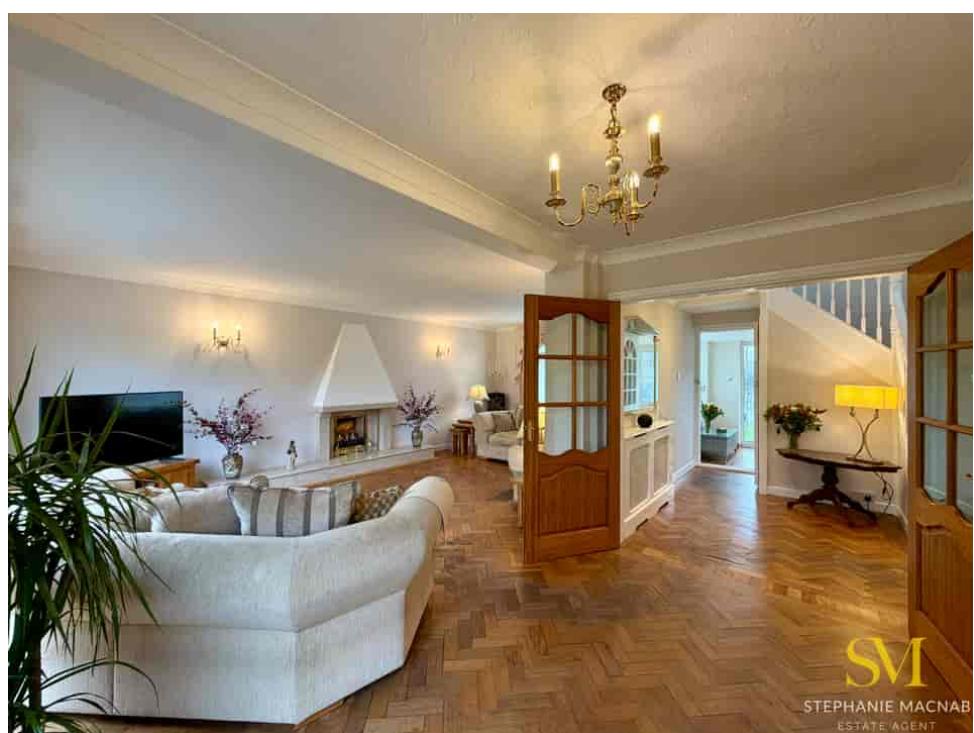
This attractive FOUR-BEDROOM DETACHED home occupies a sought-after residential position close to shops, schools and everyday amenities. With strong KERB APPEAL, generous proportions and a beautifully MATURE REAR GARDEN, the property offers an excellent balance of space, comfort and location for family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

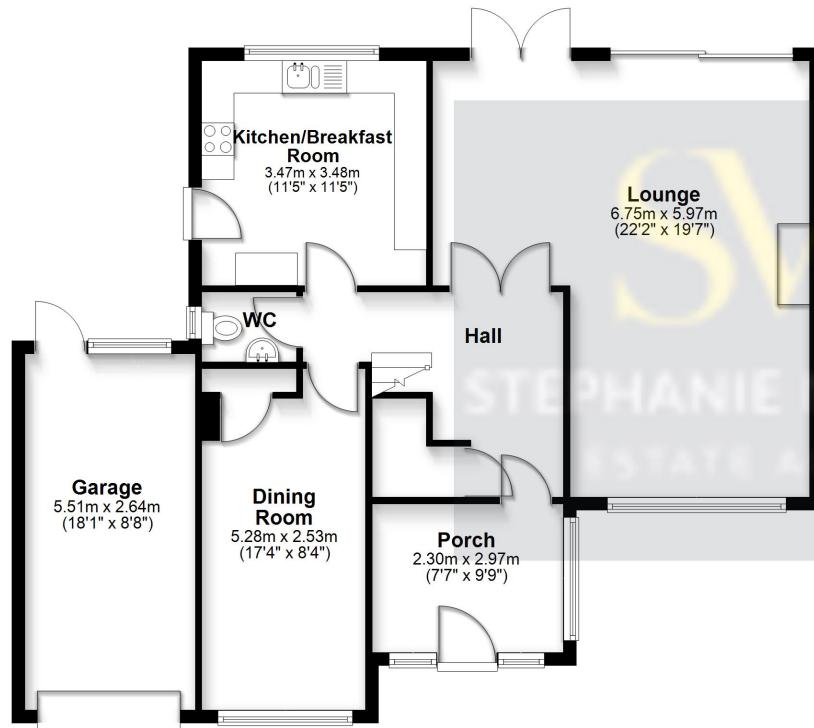
Externally, the rear garden is a REAL HIGHLIGHT of the property. It is notably generous in size, mature and well established, offering an excellent level of privacy and a superb outdoor space for children, pets and entertaining. To the front, there is OFF-ROAD PARKING and access to the integral GARAGE.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





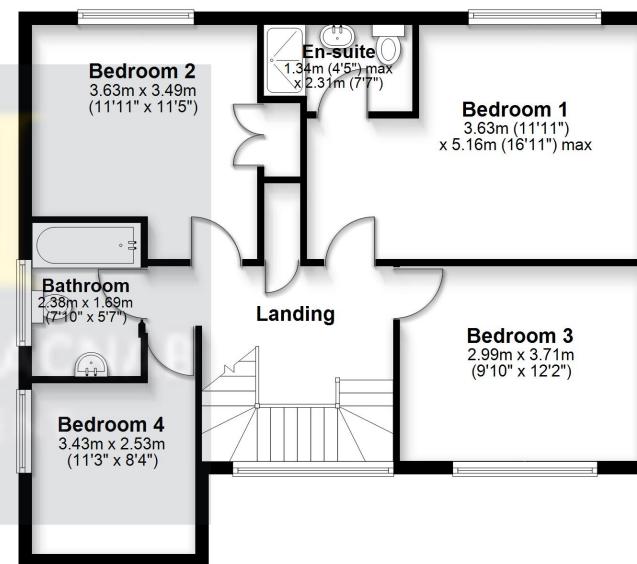
Ground Floor

Approx. 87.2 sq. metres (938.2 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



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.

