



Graburn Road,
Formby, L37 3PA

OFFERS OVER
£400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Charming FOUR-BEDROOM home with LARGE GARDEN and LOFT EXTENSION

Set on a peaceful, leafy CUL-DE-SAC just a short walk from the village, this spacious and much-loved home combines traditional CHARACTER with cleverly EXTENDED living space — offering both practicality and warmth in equal measure.

Behind the classic frontage lies a beautifully presented interior. A welcoming HALLWAY with decorative panelling leads through to two comfortable reception rooms: a front LOUNGE with bay window and feature fireplace, and an extended REAR LOUNGE/DINING ROOM that opens onto the garden and enjoys views of the established greenery.

The full-width rear extension accommodates a stylish KITCHEN/BREAKFAST ROOM, designed in a traditional shaker style with tiled flooring, wood cabinetry, range cooker and Belfast sink — all overlooking the garden beyond.

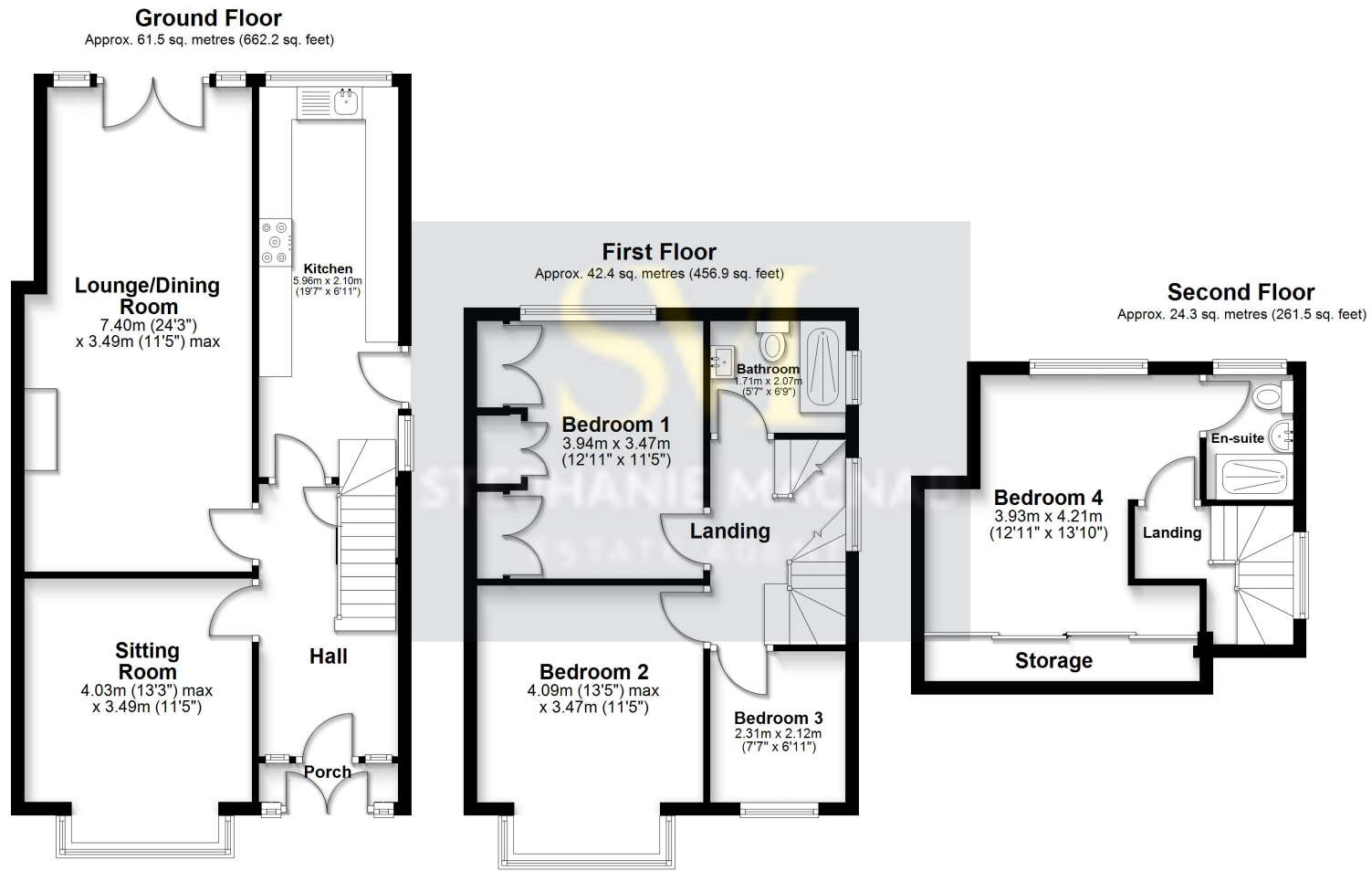
Upstairs, the first floor hosts THREE BEDROOMS and a modern SHOWER ROOM with walk-in enclosure and full-height tiling. The loft has been professionally converted to provide a SPACIOUS FOURTH BEDROOM with a large dormer window and a contemporary EN-SUITE shower room.

Outside, the REAR GARDEN is a real highlight — generous in size and edged with mature shrubs and trees, it offers excellent privacy and a lovely sense of tranquillity. There is also a paved patio for outdoor dining.









Total area: approx. 128.3 sq. metres (1380.5 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+)	65	78		
A				
(81-91)				
B				
(69-80)				
C	65	78		
(55-68)				
D				
(39-54)				
E	65	78		
(21-38)				
F				
(1-20)	65	78		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				

EU Directive
2002/91/EC