



Freshfield Road,
Formby, L37 3JA

£800,000

SM

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You MUST VIEW to fully appreciate the charm and character of this home. The GENEROUS PLOT and PERFECT ORIENTATION provide an ideal setting for family life.

Situated on one of Formby's most sought-after roads, known for its picturesque TREE-LINED scenery. Its PRIME LOCATION allows for convenient access to the Village, Formby High School, and the Train Station, all within walking distance.

Dating back to the 1920s, this house has been cherished and boasts an ELEGANT SENSE of STYLE THROUGHOUT. As you step inside, you will be greeted by a warm and inviting atmosphere. The entrance HALL retains its original features, including the beautiful plate racks, adding to the property's timeless appeal.

The LOUNGE exudes luxury with its classical yet modern colour palette, seamlessly blending sophistication and contemporary design. The grand piano serves as a magnificent focal point, enhancing the overall ambience.

For those seeking a peaceful retreat, the REAR SITTING ROOM offers the perfect space to relax and unwind after a busy day. The KITCHEN/DINER is a true gem, combining old-world charm with modern conveniences. Two sets of French doors open up to the WEST-FACING REAR GARDEN, expanding the entertainment area and creating a seamless indoor-outdoor flow.

Adding practicality to the home, a well-appointed SHOWER/UTILITY ROOM caters to the needs of a busy household.

Upstairs, you will discover FOUR BEDROOMS and a FAMILY BATHROOM, all continuing the same theme of elegance and style found on the ground floor. Each room has been thoughtfully designed to provide comfort and functionality, ensuring a pleasant living experience for all family members.

One of the standout features of this property is the EXPANSIVE PLOT, presenting endless possibilities for customisation and expansion. Whether you dream of EXTENDING the HOUSE to create more living space or wish to design a CARRIAGE DRIVEWAY, the choice is yours to shape your ideal living environment.

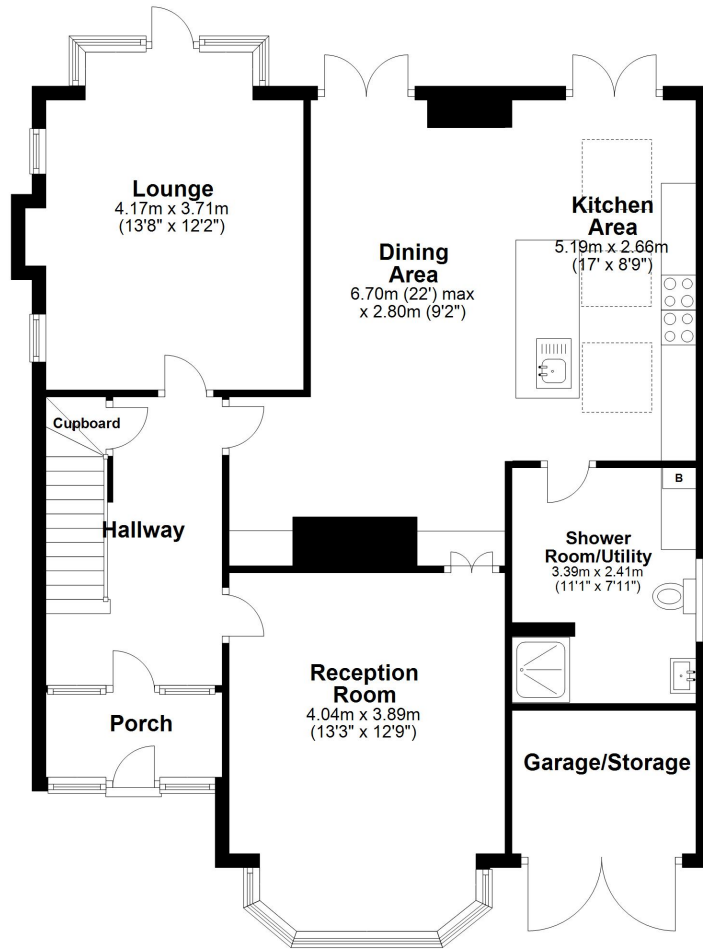
To truly grasp the allure and potential of this remarkable family home, a personal viewing is highly recommended. Don't miss the chance to make this property your own and embrace a lifestyle of comfort and sophistication.





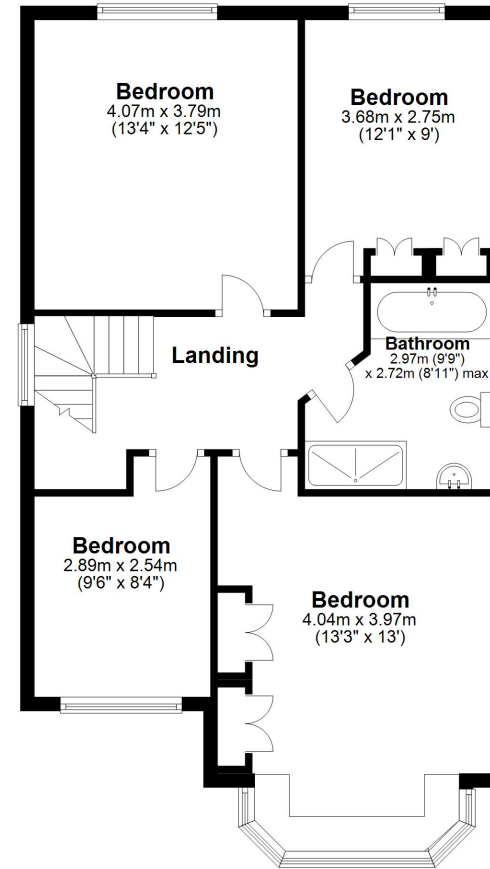
Ground Floor

Approx. 101.1 sq. metres (1088.4 sq. feet)



First Floor

Approx. 71.7 sq. metres (771.5 sq. feet)



Total area: approx. 172.8 sq. metres (1859.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

