



Piercefield Road,
Formby, L37 7DG

Offers Over £950,000

SM

STEPHANIE MACNAB
ESTATE AGENT

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EXPLORE THIS PERIOD HOME WHICH IS PERFECT FOR MODERN LIVING

This imposing property sits proudly on an enviable 1/3 of an acre FREEHOLD plot within the heart of old Formby. The gardens enjoy a SOUTH/WEST facing aspect set behind remotely operated electric gates.

The home offers versatile and spacious accommodation, covering approximately 5,000 sq ft with the current owners having undertaken extensive refurbishment works in recent years.

The accommodation briefly comprises - enclosed porch leading to the reception hall, a fabulous sitting/dining area which flows into the magnificent kitchen, opening onto the garden - making this ideal for all year entertaining. A further multi-function reception room, study and utility room complete the ground floor.

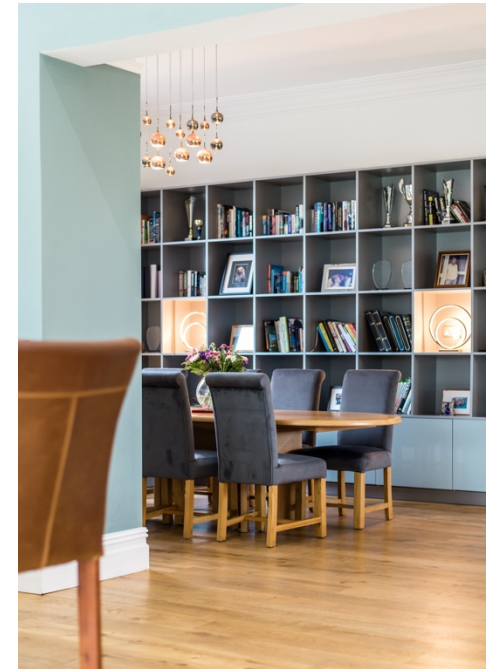
The First floor comprises four double bedrooms with bathroom and separate shower room. The Master suite has a walk-in dressing area, large bedroom and en-suite bathroom.

The second floor provides for a teenage or extended family suite with a bedroom, bathroom and gym.

Outside, there is extensive parking and a substantial garage which could have alternative uses subject to planning.

NO CHAIN TRANSACTION - Call to view 01704 516 626 follow us on Facebook and Instagram





Piercefield Road, Formby
Total Approx. Floor Area 5001 Sq.ft. (464.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

