



Sefton Road, Formby,
L37 2JG

**OFFERS OVER
£350,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This ATTRACTIVE, EXTENDED and TURNKEY family home has been thoughtfully remodelled by the current owners to create stylish, practical accommodation that perfectly suits modern living. Set back behind a BLOCK-PAVED DRIVEWAY providing off-road PARKING for several vehicles, the property enjoys strong kerb appeal and a welcoming first impression, further enhanced by secure gated access through to the rear.

Internally, you are greeted by a bright ENTRANCE HALL which leads through to a SEPARATE FRONT LOUNGE, a comfortable and cosy retreat ideal for quieter evenings. To the rear, the house opens up into the show-stopping OPEN PLAN KITCHEN / DINER / LIVING SPACE, created by a single-storey EXTENSION. Flooded with natural light from VELUX ROOFLIGHTS and wide BI-FOLDING DOORS, this is a superb space for everyday family life and entertaining alike, seamlessly connecting the house with the rear garden. The extension also benefits from ELECTRIC UNDERFLOOR HEATING and is CHIMNEY-PREPARED FOR A WOOD BURNING STOVE, should a purchaser wish to add one.

The kitchen itself is fitted with a sleek WREN KITCHEN, complemented by QUARTZ WORK SURFACES and a comprehensive range of integrated NEFF appliances. A generous island provides informal seating, making this a natural hub of the home, whether hosting friends or supervising homework.

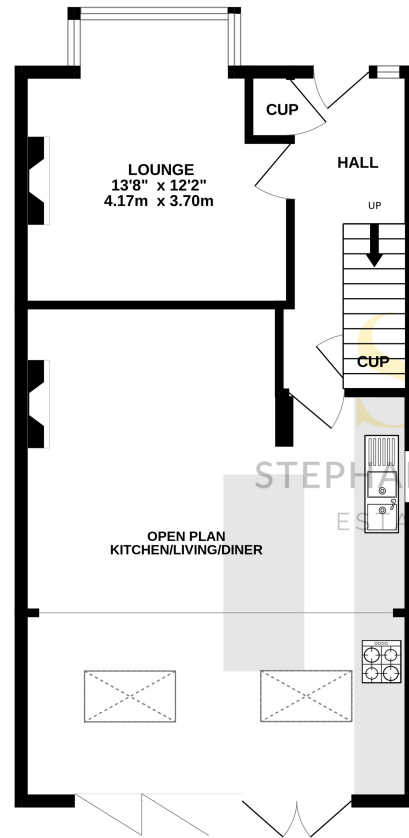
To the first floor, there are THREE WELL-PROPORTIONED BEDROOMS, including a spacious main bedroom with fitted wardrobes, alongside a modern family BATHROOM finished in neutral tones. The loft offers excellent additional storage and is accessed via a fitted ladder, being PART-BOARDED and housing the Worcester combi boiler. Externally, the REAR GARDEN is laid mainly to lawn with a paved seating area, and direct access back into the house through the bi-fold doors, ideal for summer use.

Overall, this is a beautifully presented home where the hard work has already been done, offering flexible accommodation, high-quality finishes and a layout that genuinely works for modern family life.

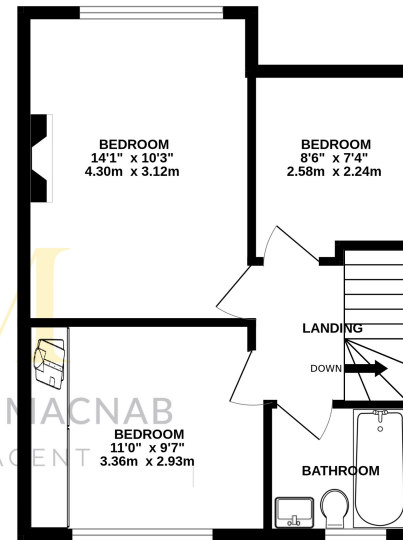




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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