



Vicarage Road,
Formby, L37 3QG

Offers Over £500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this delightful 4 bedroom detached house located in a highly sought-after area of Formby, offering an impressive floor area of over 1,500 sq.ft in a peaceful and tranquil setting. Ideal for growing families or those downsizing but wanting to maintain a good sized home.

This spacious property has been a family home for over 30 years and has been well maintained during that time, together with numerous improvements, including increased insulation and solar panels, providing energy efficiency and cost savings.

Upon entering the property, you are greeted by a bright and spacious hallway that leads to a generously sized lounge with plenty of natural light. The lounge has a warm and inviting atmosphere, perfect for relaxing with family and friends.

The property benefits from a large kitchen and the dining room overlooks the well-tended rear gardens, providing a peaceful and serene setting to enjoy your meals. Ambitious buyers may wish to consider re-modelling the accommodation to create a stunning kitchen diner across the rear of the house, with bi-folding doors to the garden beyond!

The first floor boasts four spacious bedrooms, with one currently in use as a study, all of which are tastefully decorated and benefit from ample natural light and fitted furniture, and a large family bath/shower room.

The ground floor accommodation also benefits from a functional utility room and a downstairs WC, providing practicality and convenience for everyday living.

Outside, the well-tended gardens are a true oasis of calm, with plenty of space to relax and entertain guests. The gardens are perfect for enjoying the beautiful weather and al fresco dining.

Other notable features of the property include an integral garage with electric roller shutter door.

The property is situated in a highly sought-after area of Formby, offering easy access to quality schools and local amenities, close to the beach and Pinewoods and outdoor activities.

Overall, this is a true gem and must be viewed to be fully appreciated. Don't miss out on this opportunity to secure your dream home in one of Formby's most desirable locations.

Available with NO ONWARD CHAIN.

Contact us today to arrange a viewing on 01704 516 626.

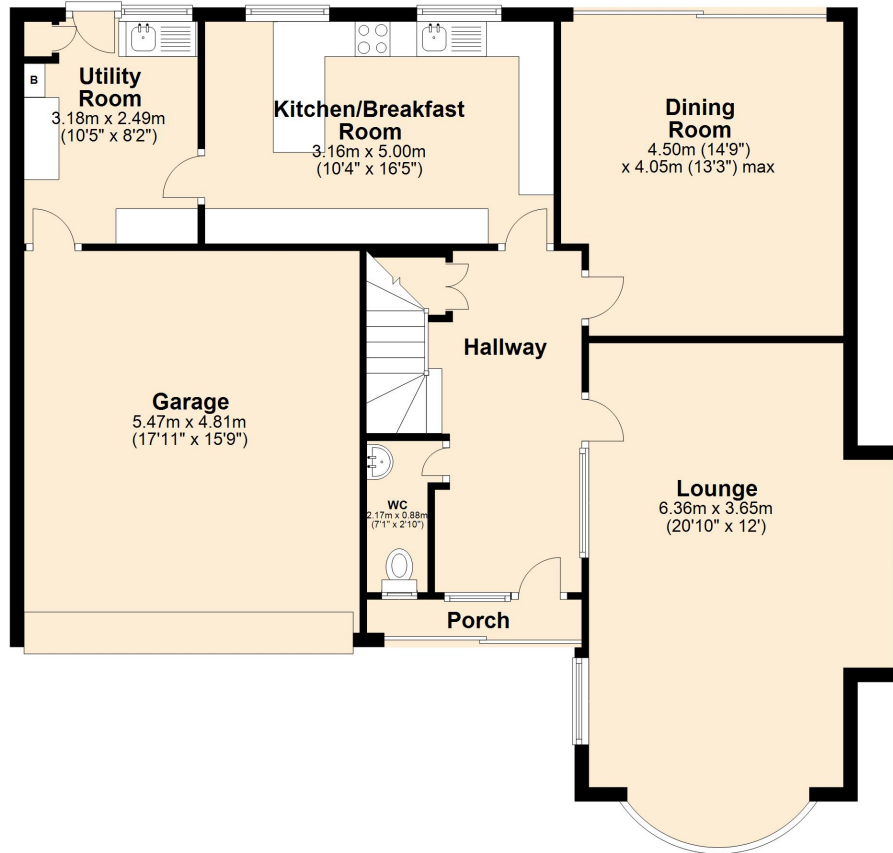
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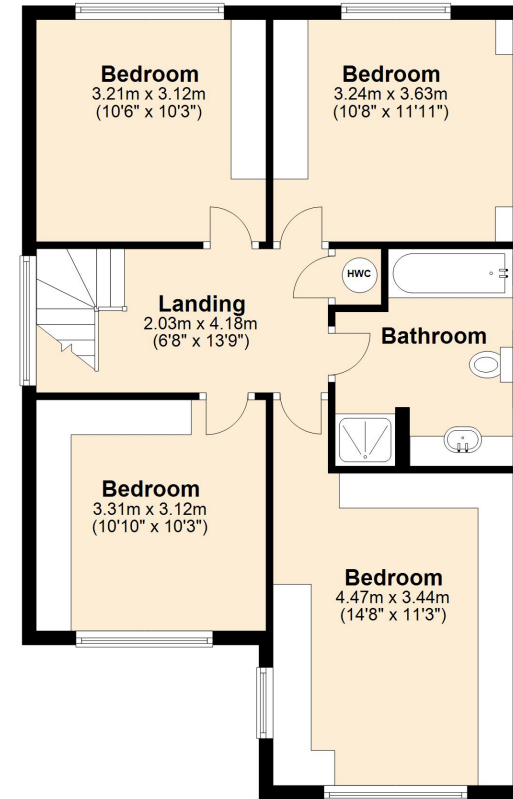
Ground Floor

Approx. 113.4 sq. metres (1221.1 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



Total area: approx. 180.4 sq. metres (1942.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		87
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(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			

