



Massams Lane,  
Formby, L37 7BD

**Offers Over £475,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Situated in the heart of DESIRABLE FRESHFIELD, this beautifully presented 1930s SEMI-DETACHED HOME enjoys a prime position just a short stroll from the popular local pub and FRESHFIELD TRAIN STATION. Known for its leafy streets and well-established surroundings, this is one of the most sought-after residential areas in Formby.

The home has been thoughtfully maintained by the current owners, with recent improvements including a NEW MAIN ROOF, a stylish BLOCK-PAVED DRIVEWAY WITH PARKING FOR FOUR OR MORE VEHICLES, and a NEWLY LAID PATIO in the rear garden—perfect for outdoor entertaining.

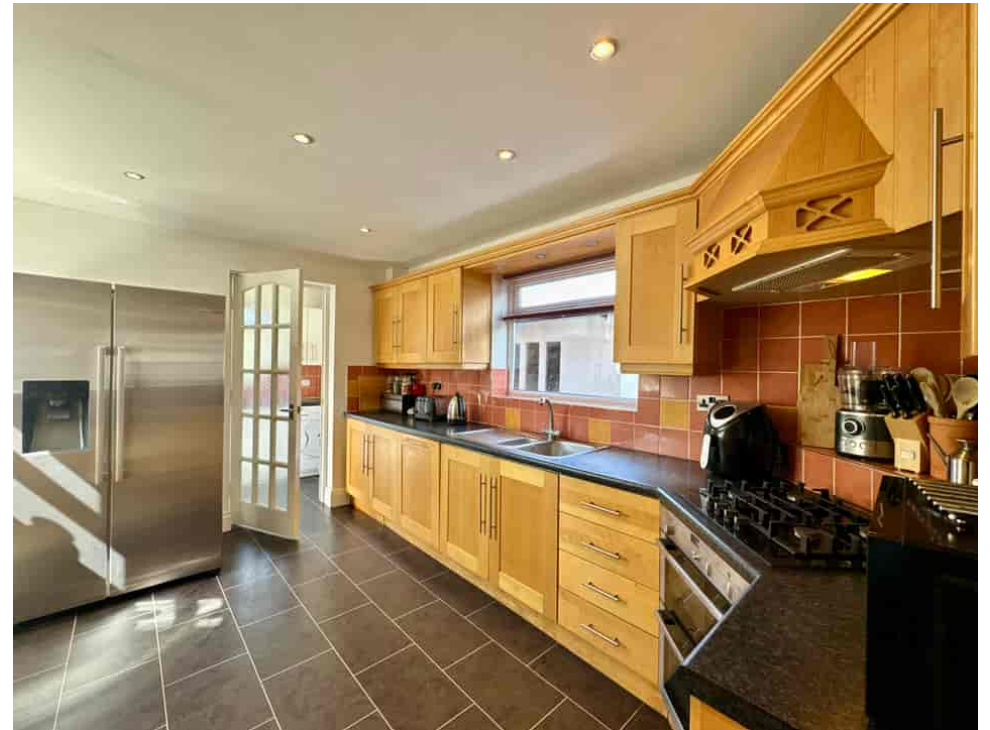
Inside, the property offers generous and versatile accommodation with a welcoming reception hall, two spacious reception rooms, a dining room, modern kitchen and separate utility. Upstairs, four well-proportioned bedrooms are complemented by a contemporary bathroom, with the LOFT OFFERING CONVERSION POTENTIAL for a fifth bedroom and additional bathroom. Plans were previously drawn up, giving clear scope for future expansion.

The REAR GARDEN IS EXCEPTIONALLY LARGE, mainly laid to lawn with mature borders, offering privacy and space for family life, gardening, or entertaining. There is also a DETACHED GARAGE set behind double gates.

This is a rare opportunity to acquire a spacious and stylish period home in one of the area's most favoured roads. Early viewing is strongly recommended.







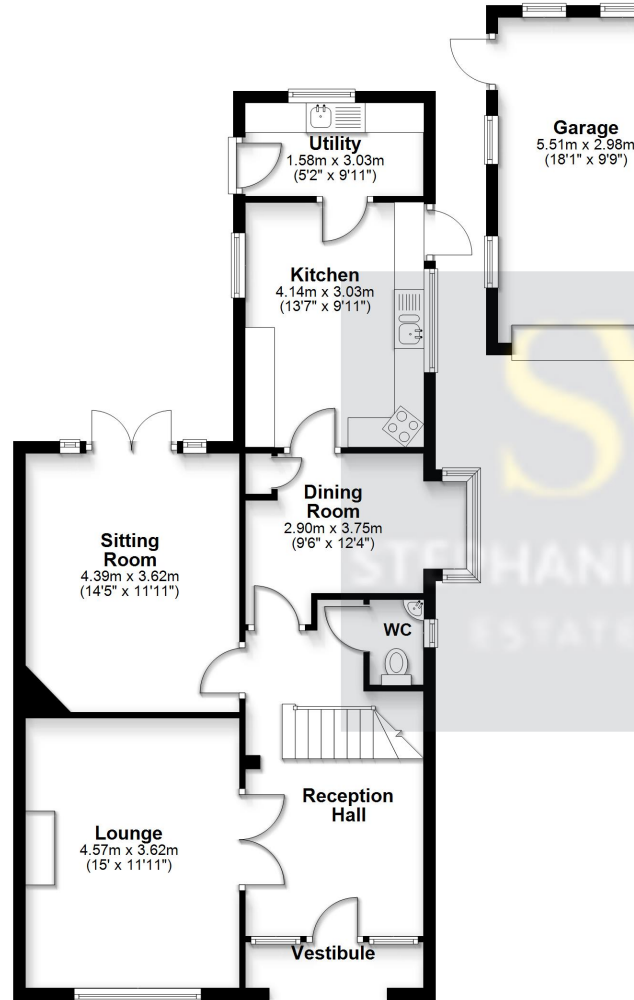






### Ground Floor

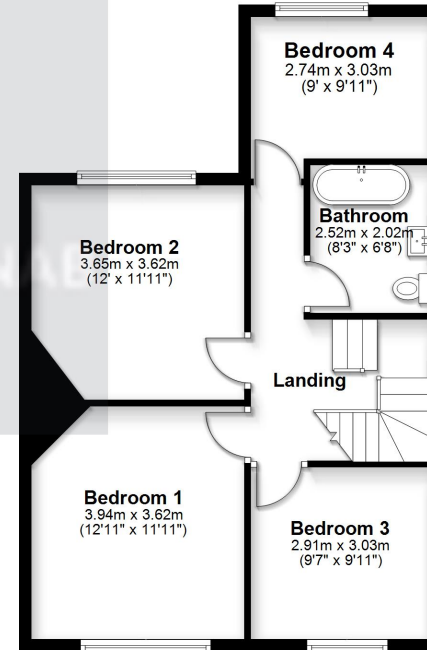
Approx. 96.4 sq. metres (1037.9 sq. feet)



**Garage**  
5.51m x 2.98m  
(18'1" x 9'9")

### First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 156.9 sq. metres (1689.2 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
	58	73