



Liverpool Road,
Formby, L37 6BT

£320,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This well-presented FAMILY HOME has been tastefully updated by the current owners to create a stylish, modern space with a layout designed for contemporary living. Situated in a popular residential area, the property enjoys excellent outdoor space and a versatile interior that will appeal to a wide range of buyers.

On the ground floor, the accommodation flows from a WELCOMING ENTRANCE HALL into a bright FRONT-FACING LOUNGE with plenty of natural light. To the rear, the superb OPEN-PLAN KITCHEN AND DINING ROOM provides the real heart of the home, finished with sleek cabinetry and modern appliances, and with French doors connecting directly to the garden — ideal for entertaining and family life.

Upstairs, the first floor offers THREE BEDROOMS, including a generous principal bedroom and two further well-proportioned rooms, one fitted with bespoke wardrobes. A modern shower room completes the accommodation. The LOFT OFFERS EXCELLENT STORAGE with ladder access and part-boarding.

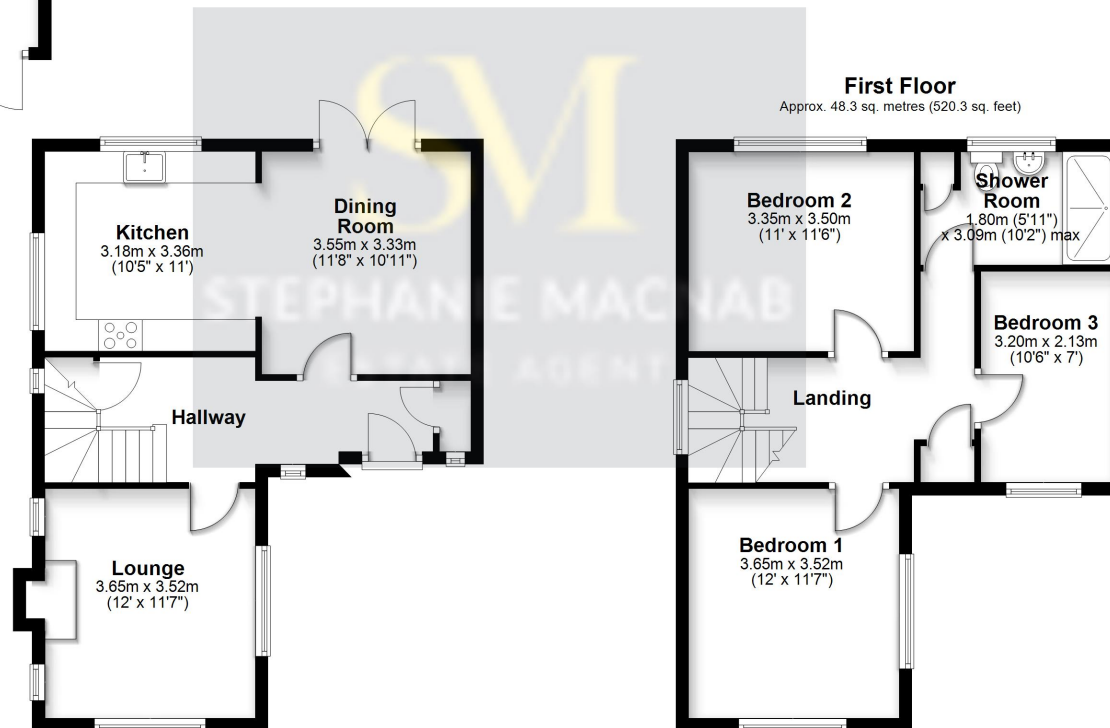
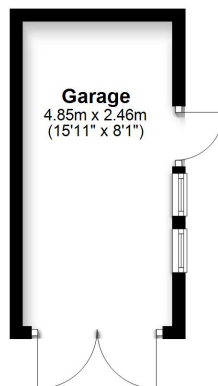
Externally, the home is equally impressive, with a smart frontage providing ample parking, a detached GARAGE, and gated side access. To the rear, the LANDSCAPED GARDEN combines lawn and patio areas, providing a private, sunny setting for outdoor enjoyment.





Ground Floor

Approx. 58.9 sq. metres (633.5 sq. feet)



Total area: approx. 107.2 sq. metres (1153.8 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		63	87
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

