



58 Lonsdale Road,  
Formby, Liverpool,  
Merseyside, L37 3HQ

**Offers Over £425,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Nestled in the highly sought-after, TREE-LINED Lonsdale Road, this attractive property enjoys a prime position with the added benefit of being directly OPPOSITE a beautiful OPEN GREEN SPACE. Its close proximity to the village and high school, along with easy access to the path leading to the Little Theatre and Village, makes this a perfect setting for families.

The home is introduced by a set of large wooden gates, leading to a block-paved DRIVEWAY and a WELL-TENDED GARDEN, setting a welcoming tone for visitors. Inside, the dual-aspect LOUNGE is a bright and inviting space, with a south-facing view that floods the room with natural light during the summer months. For the colder months, the WOOD-BURNING STOVE adds a cosy, warm atmosphere, making this room perfect year-round. The lounge opens into a spacious CONSERVATORY, ideal for relaxing or entertaining.

The OPEN-PLAN KITCHEN, with its LIVING and DINING AREA, is designed for MODERN FAMILY LIFE, providing a desirable space to gather and enjoy meals together. A convenient DOWNSTAIRS WC completes the ground floor.

Upstairs, you'll find FOUR BEDROOMS, with the main bedroom featuring an EN-SUITE shower room for added privacy. The FAMILY BATHROOM serves the remaining bedrooms, ensuring comfort for the whole household.

Outside, the LOW-MAINTENANCE REAR GARDEN is complemented by a charming SUMMER HOUSE, currently used as a HOME OFFICE. This flexible space could easily serve as a gym, studio, or garden room, depending on your needs.

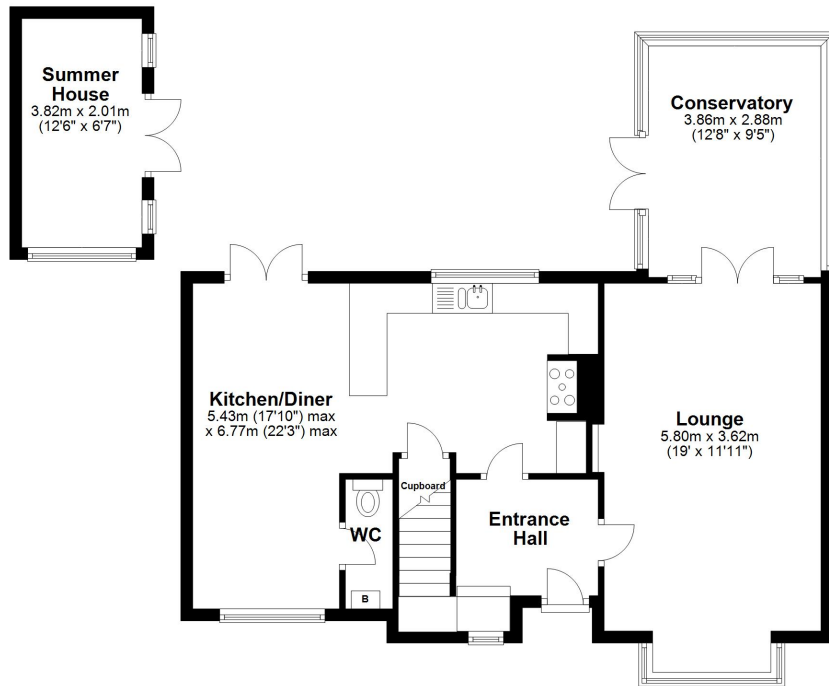
This lovely family home is one that truly must be viewed to be fully appreciated. Call 01704 516 626 to arrange a viewing.



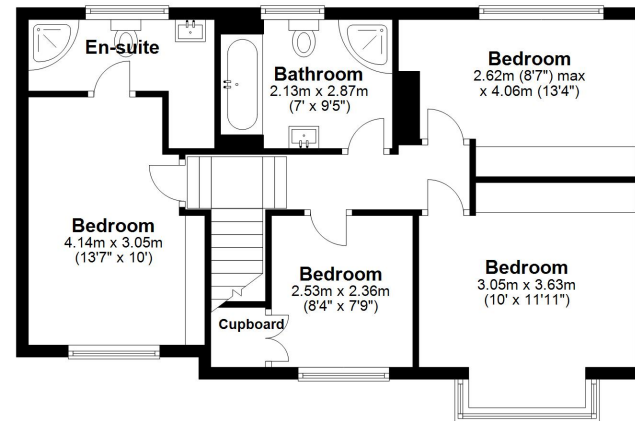




**Ground Floor**  
Approx. 78.3 sq. metres (843.3 sq. feet)



**First Floor**  
Approx. 58.7 sq. metres (632.4 sq. feet)



Total area: approx. 137.1 sq. metres (1475.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	