



5 Paradise Lane,
Formby, L37 7EH

Offers Over £580,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set behind gates you will find this individually designed DOUBLE-FRONTED DETACHED HOUSE that offers a wealth of opportunity.

The property rests on a generous PLOT of 0.14 of an ACRE with a sunny WEST-facing rear aspect. The internal FLOOR AREA covers an impressive 2,200 sq ft.

As you arrive at the property, you will be pleased with the OFF-ROAD parking for several vehicles. As you cross the threshold, you will be greeted in the welcoming ENTRANCE HALL, which flows into the dual aspect LOUNGE and CONSERVATORY beyond. There are TWO FURTHER RECEPTION ROOMS and a KITCHEN/DINER together with the essential downstairs WC and UTILITY ROOM for a busy household.

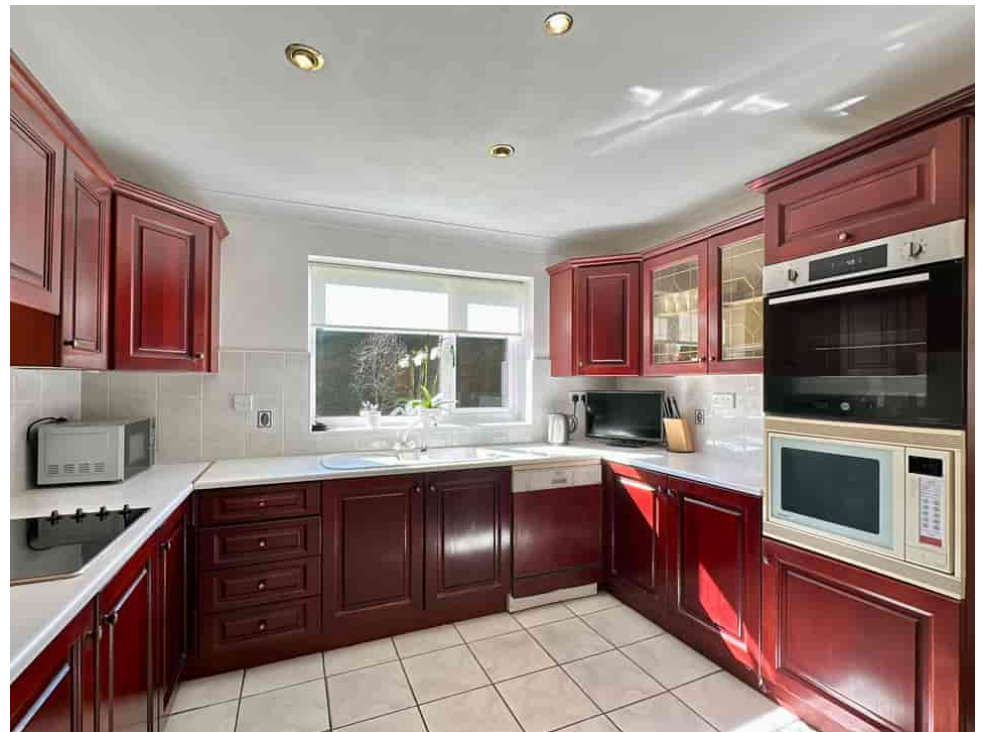
Upstairs won't disappoint either. There are FOUR DOUBLE BEDROOMS, each with its OWN EN-SUITE.

The rear garden is perfect for hosting during the summer months and for energetic children and pets on a daily basis. In addition, the GARAGE provides great additional storage.

The LOCATION is a notable feature with two excellent primary schools close by both of which feed to Formby High School.

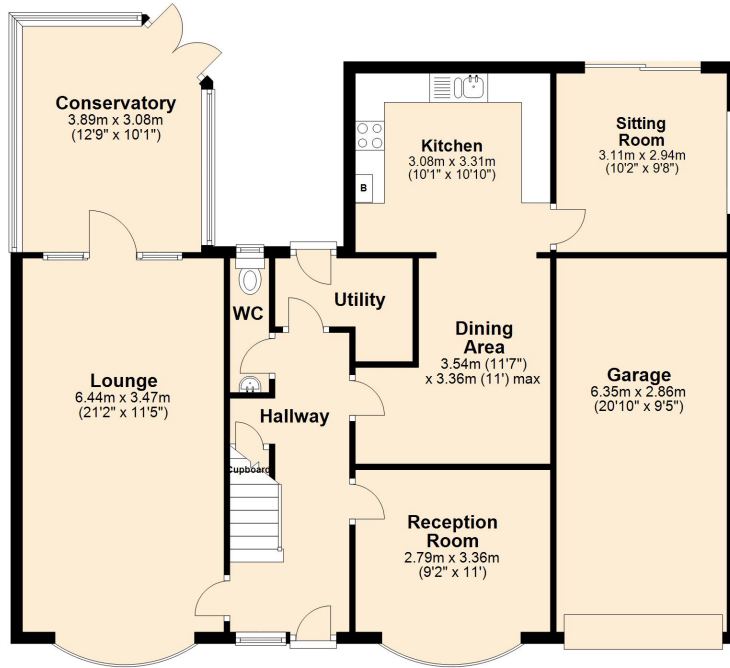
To view, call 01704 516 626. Follow us on Facebook and Instagram.





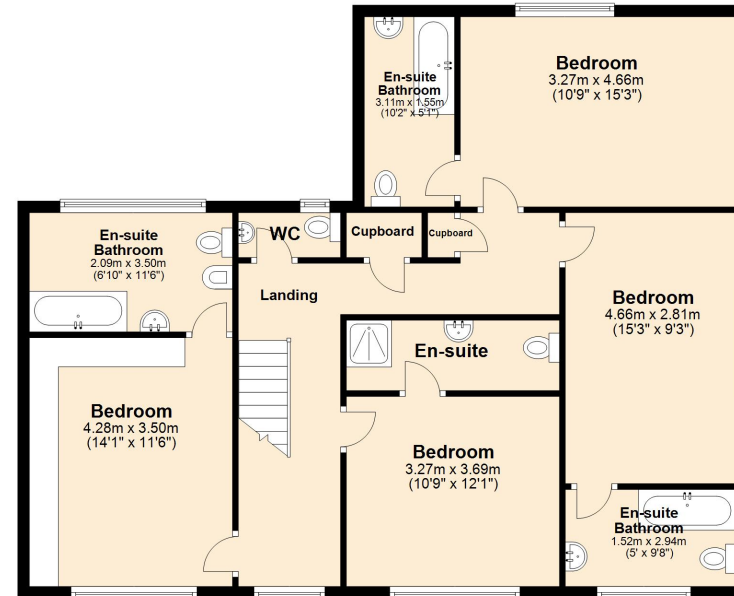
Ground Floor

Approx. 109.9 sq. metres (1182.7 sq. feet)



First Floor

Approx. 98.4 sq. metres (1058.9 sq. feet)



Total area: approx. 208.3 sq. metres (2241.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	

