



Birkey Lane, Formby,
L37 4BU

OFFERS OVER
£325,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This attractive DOUBLE-FRONTED cottage-style home occupies a highly convenient position within easy WALKING DISTANCE OF THE VILLAGE, blending classic kerb appeal with a thoughtfully upgraded and well-proportioned interior. Set back behind a recently formed front wall with a block-paved driveway providing generous off-road parking, the property creates an immediate sense of arrival and offers a layout that works exceptionally well for modern family living.

The ground floor is arranged around a central hallway leading through to a generous, EXTENDED LOUNGE with French doors opening directly onto the rear garden, creating a strong connection between inside and out. A separate DINING ROOM flows seamlessly into the KITCHEN, forming a sociable and practical entertaining space, while a HOME OFFICE OR ADDITIONAL RECEPTION ROOM adds valuable flexibility for home working, a playroom or guest accommodation.

The kitchen is a high-quality WREN-FITTED DESIGN installed in 2019 and is equipped with a comprehensive range of units and integrated appliances. It enjoys pleasant views over the rear garden and sits naturally at the heart of the home, further enhanced by new radiators throughout and replacement external doors including a new front door, side door and French doors, all of which contribute to the home's light, comfort and energy efficiency.

Upstairs, the first floor offers THREE WELL-PROPORTIONED BEDROOMS and a modern family BATHROOM. The accommodation is bright and well balanced, providing comfortable space for family living, while the bathroom is finished with contemporary tiling and fittings, including a bath with overhead shower, wash basin and WC.

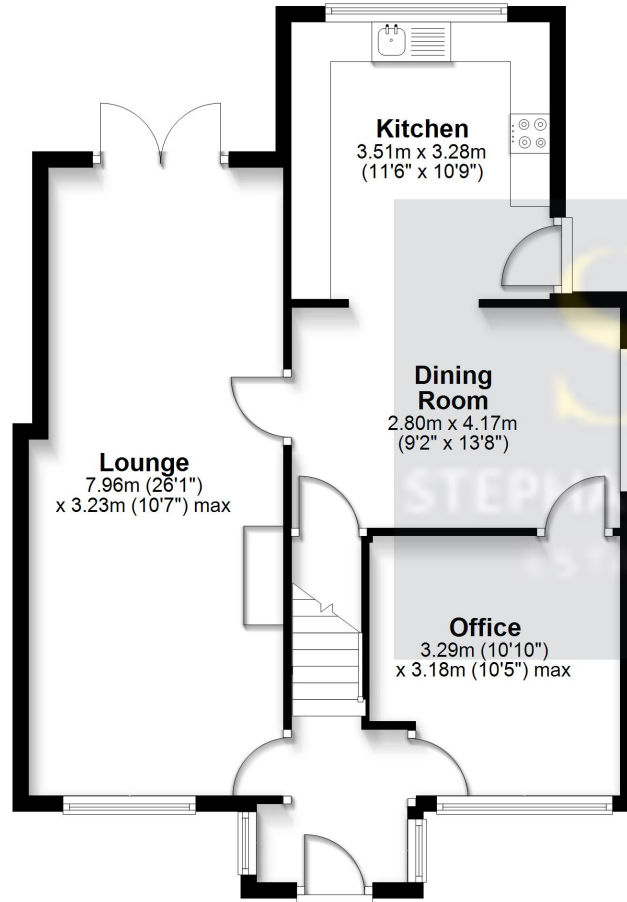
Externally, the REAR GARDEN is a GOOD-SIZED, landscaped space with patio seating and lawn, ideal for outdoor dining, children and pets. To the front, OFF-ROAD PARKING FOR THREE TO FOUR VEHICLES is provided, completing a home that is as practical as it is appealing.





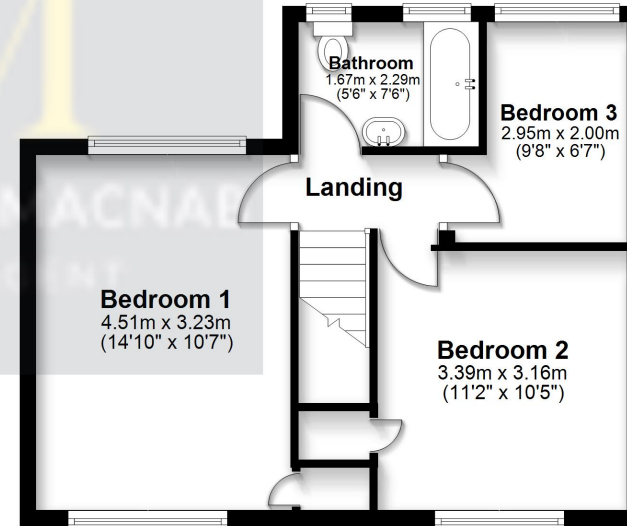
Ground Floor

Approx. 65.4 sq. metres (704.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 106.5 sq. metres (1145.9 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC



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