



**BerkeleyShaw**

## 1 Holmwood Close, Liverpool, Merseyside L37 1XW

### Offers Over £400,000

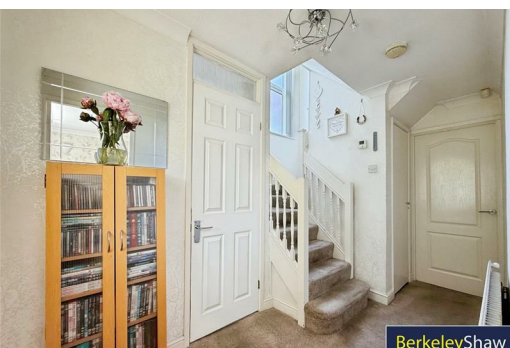
A rare opportunity to acquire this beautifully presented **detached family home**, ideally located in the heart of **Formby**, a highly sought-after area renowned for its **sandy beach, picturesque pinewoods**, and a welcoming village atmosphere. With **excellent local schools**, shops, and amenities all within walking distance, this property offers the perfect blend of lifestyle and convenience.

Originally built as a four-bedroom home, the property now offers **three generous double bedrooms** with fitted wardrobes, allowing for a more spacious layout, but can easily be reconfigured back to four if desired. Set on a generous plot, the home is surrounded by **stunning, mature, well-maintained gardens** to both the front and rear – offering year-round colour and privacy. Planning permission was in place to extend 8.5m X 4m (DC/2017/01954) but this has expired. Resubmitting these plans should be straightforward and would provide fantastic scope for future development.

The front of the property boasts a **private driveway** offering ample off-road parking, along with an **attached garage** for additional storage or secure parking. Inside, the layout is ideal for modern family living. The heart of the home is the **open-plan kitchen, living, and dining area**, perfect for entertaining and day-to-day life, which opens into a bright and relaxing **conservatory** with garden views.

To the front, a separate **lounge with a focal fireplace** offers a cosy retreat. A **handy downstairs WC** completes the ground floor. Upstairs, the beautifully renovated **luxury bathroom** includes a **freestanding bath**, a **double walk-in shower**, and contemporary finishes throughout.

This property's location, charm, and potential make it a standout choice for families or anyone looking to settle in one of the **North West's most desirable coastal towns**.



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## Porch

## Hall

## Lounge

14'9" x 12'5" (4.50 x 3.80)

Bright room looking over front garden. Focal Fireplace and fitted carpet.

## Kitchen Dining Room

21'7" x 9'2" (6.60 x 2.80)

A large space for cooking and dining together. Breakfast bar area and stainless steel sink with drainer overlooking the garden to watch the children play. Range of fitted base and high level units, 4 ring gas hob with under over and over extractor fan. Plumbing for washing machine & Dishwasher. Tiled splashbacks and wood effect laminate flooring.

## Conservatory

14'9" x 10'9" (4.50 x 3.30)

A large sunny room with wood effect laminate flooring, patio doors onto stunning garden.

## WC

5'10" x 4'3" (1.80 x 1.30)

Handy downstairs cloakroom with WC, pedestal sink and window to side aspect.

## Landing

## Bedroom 1

14'1" x 9'6" (4.30 x 2.90)

DOUBLE with fitted wardrobes, two windows to rear aspect and fitted carpet. Originally 2 rooms which have been incorporated for a large double.

## Bedroom 2

11'5" x 11'1" (3.50 x 3.40)

DOUBLE window to the front aspect, fitted carpets.

## Bedroom 3

11'1" x 10'2" (3.40 x 3.10)

DOUBLE to the front aspect with window, fitted wardrobes and fitted carpets.

## Bathroom

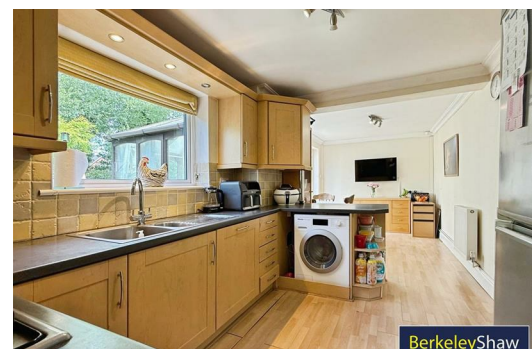
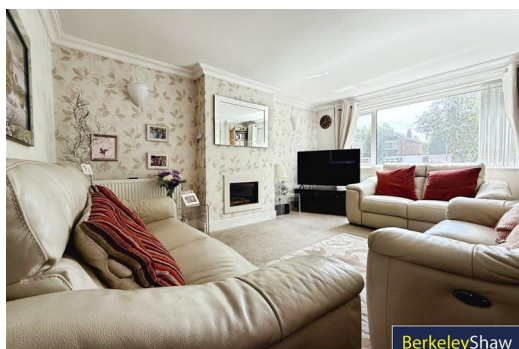
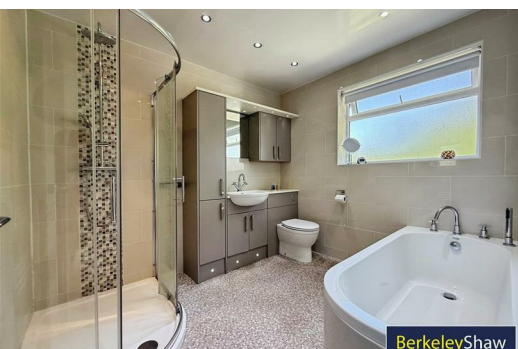
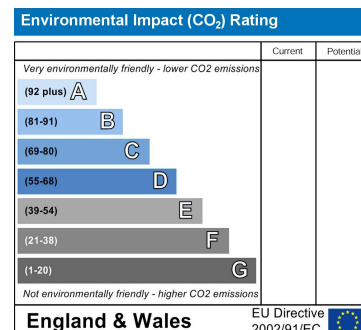
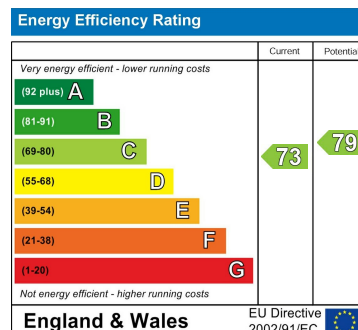
8'10" x 7'6" (2.70 x 2.30)

New luxury bathroom with grey built in toilet storage vanity units, full-size bath and double walk-in shower. Tiled walls.

## Garage

16'0" x 8'2" (4.90 x 2.50)

Up and over door to the front aspect, power and lighting. Single door for access to rear garden.



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