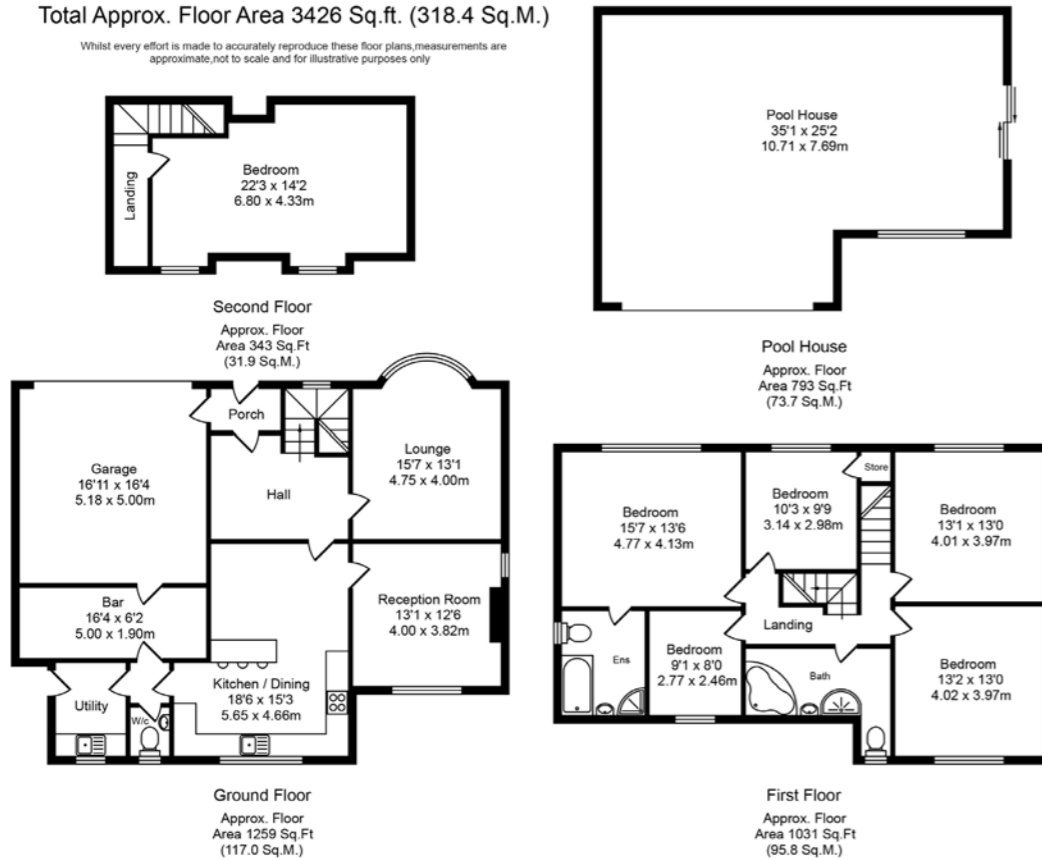




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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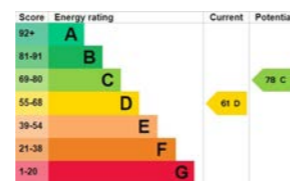
Total Approx. Floor Area 3426 Sq.ft. (318.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Introducing a truly impressive residence on Liverpool Road in Formby - a grand, detached family home that boasts an expansive 3426 square feet of extended living space across three inviting levels. Nestled in a gated position, the property offers privacy on a substantial private plot with the added bonus of a detached pool house to the rear.

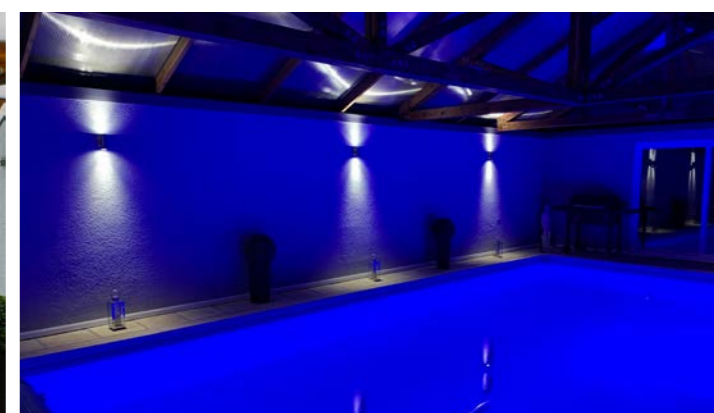
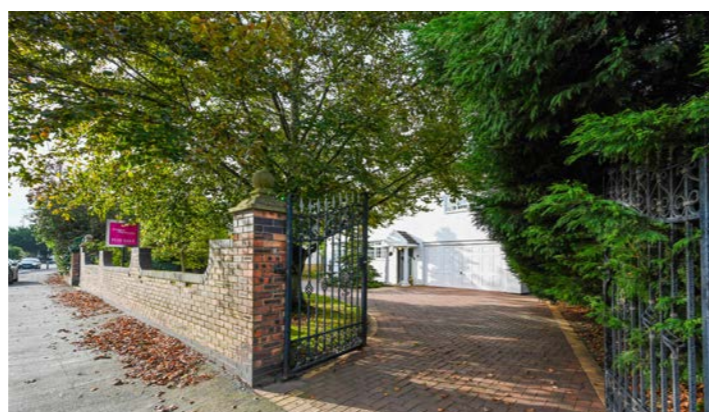
Once inside via the entrance porch guests are greeted by a welcoming reception hallway which gives way to the majority of the homes downstairs living areas including the lounge with its sweeping bay window and abundance of natural light, the adjacent sitting room features French doors out onto the patio and has a cosy wood burning stove. The open plan family dining kitchen serves as the heart of the home, combining functionality with style. Equipped with a range oven, integrated appliances, granite tops, ample storage, and a large breakfast bar, this delightful room is just perfect for family gatherings and is ideal for entertaining with access through to a cosy bar room. A convenient utility room and a downstairs cloakroom/wc complete the ground floor amenities.

Venture to the first floor, where five well-proportioned bedrooms await. Each bedroom offers comfort and tranquillity, making them perfect for restful nights. The master bedroom treats you to fitted wardrobes and four-piece en-suite bathroom with the four further bedrooms on this level being served by a four-piece family bathroom. On the second floor, you'll find a versatile double bedroom that spans an impressive 22 feet in length. This flexible space can serve as a guest room, home office, or playroom depending on your needs.

Outside, the property truly comes to life with its outstanding features. A detached pool house boasts a heated pool and four sets of patio doors that open up to the landscaped gardens. Whether you're a swimming enthusiast or simply enjoy soaking up the sun, this delightful garden offers endless enjoyment with a decked area perfect for outdoor dining and entertaining. An artificial lawn adds a touch of greenery while minimizing maintenance, ensuring that you can enjoy your outdoor space year-round. To the front there is gated access to ample parking on the block paved 'in & out' driveway which gives way to the integral double garage. There are also well-kept gardens with mature planting.

Located along highly desirable Liverpool Road, you'll have easy access to all the amenities that Formby has to offer. Explore charming local shops, dine at renowned restaurants, and take advantage of excellent schools and transport links. With the gated position providing an extra layer of security and privacy, this property offers a retreat from the hustle and bustle of everyday life.

This lovely home offers a magnificent blend of stylish living spaces, generous bedrooms, and a remarkable outdoor retreat. Situated in a sought-after location, it promises a lifestyle of comfort and convenience. Don't miss the opportunity to make this house your dream home.





KEY FEATURES

- Grand Detached Home
- Six Bedrooms
- Circa 3426 Square Feet
- Open Plan Family Dining Kitchen
- Detached Pool House with Heated Swimming Pool
- Landscaped Rear Garden
- In & Out Driveway
- Integral Double Garage
- Sought-After Location







