

exp[®]

LUXURY



THE EVERGREENS

FIRS CRESCENT,
FORMBY, L37 1PT

THE EVERGREENS, FIRS CRESCENT, FORMBY, L37 1PT

TOTAL APPROX. FLOOR AREA: 1,535 SQ FT + DOUBLE GARAGE

THE EVERGREENS IS AN UPGRADED THREE-BEDROOM DORMER BUNGALOW OFFERING FLEXIBLE, MAINLY GROUND-FLOOR LIVING, A MATURE REAR GARDEN AND DETACHED DOUBLE GARAGE, WITHIN EASY REACH OF FRESHFIELD STATION, FORMBY'S PINWOODS AND THE COAST.



DRIVING DISTANCE

- N.T. Pine Forest – 3 min drive
- Formby Beach – 4 min drive
- Nearest Bus Stop – 4 min walk
- Freshfield Train Station – 8 min walk
- Village Centre – 5 min drive
- Formby Golf Club – 5 min drive
- Formby Hall Golf Resort & Spa – 10 min drive
- Southport – 20 min drive
- Liverpool City Centre – 42 min drive
- M57/M58 – 20 min drive

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Dining/garden room
- Kitchen
- Separate utility room
- Study/office
- Primary bedroom with ensuite and walk-in wardrobe
- 2 Further bedrooms
- Family bathroom

OUTSIDE

- Approx. 0.21-acre plot
- Paved driveway
- Off-street parking for 3 vehicles
- Gated pedestrian entry
- Front lawns
- Detached double garage
- Paved terraces to rear
- Rear lawn with mature borders
- Alarm & CCTV
- LED external lighting (automated dusk till dawn)
- Walled and fenced boundaries



SCAN TO
VIEW OUR
VIDEO TOUR.



THE PROPERTY

Positioned in a highly-sought-after road, Evergreens extends over 1,500 sq. ft and includes two well-sized reception rooms, a separate study, a modern kitchen with integrated appliances, utility room, three bedrooms and two bathrooms. The electrics, heating system, windows, kitchen and bathrooms have all been upgraded, making it a 'move-in -ready' home.

The arrangement is particularly well suited to downsizers or couples, with dedicated space for working from home and accommodating guests.

GROUND FLOOR

The front door opens into a broad entrance hall finished with large-format porcelain flooring, which continues through the kitchen, utility room and separate study/office space. The quality of the upgrades is immediately apparent, giving the accommodation a smart and consistent finish throughout the property.

The main living room is generously proportioned and carpeted, with an electric fire set within a quartz surround providing its focal point. The second reception brings together dining and sitting areas, extending towards French doors that open directly onto the rear terrace and garden.

The kitchen has been upgraded with modern gloss cabinetry, extensive Minerva surfaces with co-ordinating composite sink, and integrated appliances including a double oven, microwave, fridge-freezer and dishwasher. A separate utility room provides further storage, laundry facilities and handy external access.





The current owners use the upper level as their private bedroom suite, allowing the ground floor to function principally as their everyday living space. Two carpeted rooms are bedrooms and share the main family bathroom, giving guests or other family members their own accommodation on this level.

The bathroom has a particularly luxurious finish and generous proportions. Fully tiled throughout, it includes a freestanding slipper bath, separate walk-in shower, integrated storage and a wash basin, WC, heated towel rails and integrated radio with ceiling speakers.

FIRST FLOOR

A staircase from the rear reception leads to a private upper-floor bedroom suite. The spacious double bedroom has a broad outlook across the rear of the home and is complemented by a fitted walk-in wardrobe with extensive hanging and shelving.

The fully tiled ensuite includes a large walk-in shower with rainfall and handheld fittings, a wash basin, WC and heated towel rail.

The current owners use this as their primary suite, giving them a private floor of their own. The layout also provides useful flexibility for the future: should single-level living ever become preferable, the two ground-floor bedrooms could take on the primary bedroom accommodation, leaving the upper floor as an excellent guest suite.







OUTSIDE

The property occupies a generous plot of approximately 0.21 acres, enclosed by a combination of brick walls and fencing. To the front, a lawn is framed by established planting, clipped shrubs and mature hedging, with a gated pedestrian entrance and pathway leading to the house.

A paved driveway provides off-street parking for three vehicles and continues to the detached double garage. The garage offers extra parking, storage or workshop space, with a pedestrian door opening into the rear garden.

The enclosed rear garden has a broad central lawn, mature trees, shrubs and planted borders. Extensive paved terraces provide several places for outdoor seating and dining, with direct access from the dining/garden room making the outside space easy to use throughout the warmer months.

An alarm, CCTV and security lighting provide additional reassurance. The red post box and traditional telephone box add plenty of character to the gardens, although their inclusion in the sale remains to be confirmed.

Offering the ease of mainly single-level living, a private upper-floor suite and a generous garden, this upgraded Formby home is ready to enjoy from the day you move in.



ABOUT THE AREA

Formby is widely recognised as one of the most sought-after coastal locations in the North West, set against the awesome backdrop of the Sefton coastline. Its expansive sandy beaches, rolling dunes and National Trust pinewoods (home to the rare red squirrel) creates a unique mix of natural beauty and tranquillity. The ever-popular village centre caters for everyday living, with an excellent choice of cafés, restaurants, boutique shops and essential services. For those with an active lifestyle, the area boasts two long-established golf clubs, a cricket club, equestrian centres, tennis and hockey facilities, gyms, swimming pools and the award-winning Formby Hall Golf Resort & Spa.

TRANSPORT

Formby is well-connected for both commuters and travellers. Freshfield station is under a 10-minute walk away and provides direct services to Liverpool and Southport, with onward connections from Liverpool Lime Street reaching London in just over two hours. Local bus services run frequently nearby (less than a 5 min walk), while the M57 and M58 motorways are approximately a 20-minute drive. For air travel, both Liverpool John Lennon and Manchester airports can be reached in under an hour.

SCHOOLS

The area is well served by schools at all levels. Local primary options include Freshfield, Trinity St Peter's, Our Lady of Compassion and St Jerome's, all well-regarded in the community. Formby High School offers a thriving sixth form. For those considering independent education, Merchant Taylors' in Crosby and Scarisbrick Hall provide respected private routes from primary years through to sixth form.



PROPERTY

Tenure: Freehold with vacant possession

Services: Mains water, Electric, Mains gas, Double glazing, Gas central heating, Ultrafast broadband (estimated), Alarm, CCTV.

Council Tax Banding: F

EPC: C

Flood Risks: None

Local Authority: Sefton Council, with One-stop shop at Southport found within The Atkinson, Lord Street, Southport, PR8 1DB
contact@sefton.gov.uk

Viewing: Strictly by appointment with Karl Ormerod. Tel: 07443 645157

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that any necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

THE EVERGREENS, FIRS CRESCENT, FORMBY, L37 1PT

TOTAL APPROX. FLOOR AREA: 1,535 SQ FT + DOUBLE GARAGE



Total: 1535 sq. ft
1st floor: 1271 sq. ft, 2nd floor: 264 sq. ft
Excluded areas: walls: 125 sq. ft

Floor Plan

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY



expluxury.uk.com