



6 St. Peters Avenue

Formby, Liverpool, L37 1NE

Offers in excess of £450,000



A fantastic opportunity to acquire this impressive extended four-bedroom detached family home, lovingly maintained by the current owners and now ready for a new generation to make their own. Offering generous and versatile accommodation throughout, the property has all the ingredients to become a truly exceptional forever home with some modernisation and personal touches.

Beautifully positioned on the highly desirable St Peters Avenue in Formby, the property enjoys a peaceful residential setting while being ideally placed for the very best the area has to offer. The renowned Formby Pinewoods, beautiful coastline, village amenities and a selection of highly regarded local schools are all within easy reach, making this an excellent location for families.

Approached via a long driveway, the property boasts excellent off-road parking, established gardens to the front and lovely westerly facing rear gardens, providing an excellent outdoor space for children, entertaining and family life. The property also benefits from an integral double garage, offering considerable additional potential for conversion, subject to the necessary permissions.

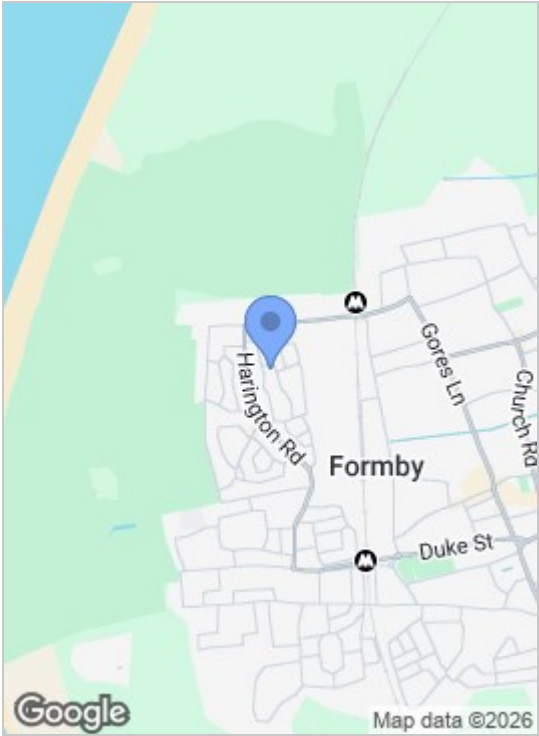
Internally, the welcoming entrance hallway leads into a spacious L-shaped lounge and dining room, providing an excellent setting for both everyday family life and entertaining. There is also a generous extended



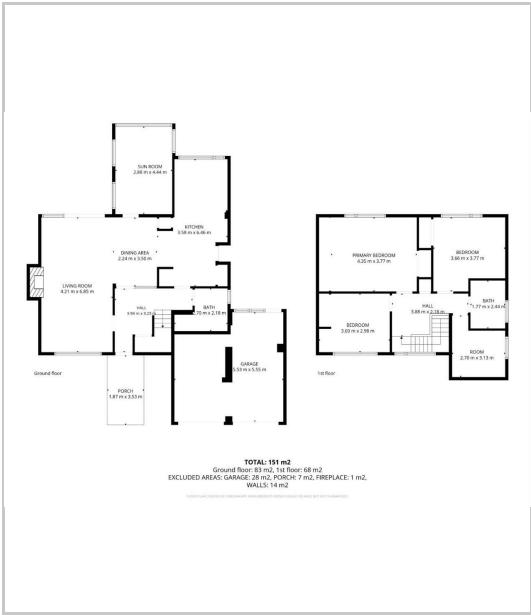
Viewings are essential to fully appreciate the accommodation, gardens and potential on offer. Contact Abode today to arrange your appointment.

Don't forget to check the stamp duty calculator <https://www.rightmove.co.uk/stamp-duty-calculator>

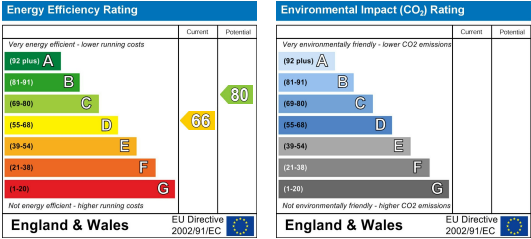
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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