



5 EDENHURST DRIVE
FORMBY, LIVERPOOL,
L37 2LH



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TOTAL APPROX. FLOOR AREA: 1045 SQFT + GARAGE 189 SQFT

A COMPLETE RENOVATION. READY TO ENJOY.

RECONFIGURED, COMPREHENSIVELY UPGRADED AND FINISHED WITH A CLEAN CONTEMPORARY LOOK, THIS LIGHT-FILLED FORMBY HOME OFFERS FLEXIBLE FOUR-BEDROOM ACCOMMODATION, OPEN-PLAN LIVING AND LANDSCAPED GARDENS, ALL READY FOR ITS NEXT OWNERS TO MOVE STRAIGHT INTO.



DRIVING DISTANCE

- N.T. PINE FOREST – 5 MIN DRIVE
- FORMBY BEACH ACCESS – 5 MIN WALK
- NEAREST BUS STOP – 5 MIN WALK
- NEAREST TRAIN STATION – 5 MIN DRIVE
- VILLAGE CENTRE – 5 MIN DRIVE
- FORMBY GOLF CLUB – 8 MIN DRIVE
- FORMBY HALL GOLF RESORT & SPA – 11 MIN DRIVE
- SOUTHPORT – 20 MIN DRIVE
- LIVERPOOL CITY CENTRE – 40 MIN DRIVE
- M57/M58 – 20 MIN DRIVE

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- OPEN-PLAN LIVING, DINING & KITCHEN
- SEPARATE UTILITY ROOM
- OFFICE/4TH BEDROOM
- DOWNSTAIRS SHOWER ROOM WITH WC
- 3 BEDROOMS
- SPACIOUS FAMILY BATHROOM

OUTSIDE

- PAVED DRIVEWAY
- OFF-ROAD PARKING FOR 5 VEHICLES
- FRONT LAWN WITH MATURE CHERRY TREE
- GATED ACCESS TO REAR
- DETACHED GARAGE WITH WINDOW & DOOR
- EV CHARGING POINT
- GARAGE SECURITY LIGHTS & ALARM
- EXTERNAL LIGHTING TO FRONT AND REAR
- PAVED TERRACE TO REAR
- INDIAN STONE PATHWAYS WITH CENTRAL LAWN
- GRAVEL BORDERS
- FENCED BOUNDARIES



RENOVATION & IMPROVEMENTS

- RECONFIGURED GROUND AND FIRST-FLOOR LAYOUTS
- NEW HOWDENS KITCHEN WITH INTEGRATED APPLIANCES
- NEW UTILITY ROOM AND A-RATED WASHING MACHINE
- NEW GROUND-FLOOR SHOWER ROOM AND FIRST-FLOOR BATHROOM
- FULL REWIRE WITH LED LIGHTING AND ADDITIONAL SOCKETS
- NEW GAS CENTRAL HEATING SYSTEM WITH VERTICAL ANTHRACITE RADIATORS
- BOILER WITH A 12-YEAR WARRANTY AND REMOTE PROGRAMMER
- NEW WINDOWS, EXTERNAL DOORS AND HARDWOOD INTERNAL DOORS
- MADE-TO-MEASURE COMPOSITE SHUTTERS
- REPLASTERED THROUGHOUT, WITH KINGSPAN AND ROCKWOOL INSULATION INSTALLED
- BOARDED AND ILLUMINATED LOFT WITH FITTED ACCESS LADDER
- ROOF REPOINTED AND TREATED WITH SPECIALIST MOSS- AND ALGAE-RESISTANT PAINT
- NEW GUTTERS, PVC FASCIAS AND INTERLINKED SMOKE ALARMS
- DRAINAGE REPAIRS AND NEW SOAKAWAYS
- ALARM SYSTEM AND EV CHARGING POINT
- LANDSCAPED FRONT AND REAR GARDENS WITH NEW FENCING AND GATES
- REFURBISHED DETACHED GARAGE



THE PROPERTY

Much more than a cosmetic refurbishment, 5 Edenhurst Drive has undergone an extensive programme of renovation designed to improve its space, natural light, comfort and everyday practicality.

The former ground-floor arrangement has been opened and reconfigured to create a generous kitchen, dining and living space extending across the rear of the house. A separate utility room, ground-floor office or fourth bedroom and shower room add valuable flexibility, while three bedrooms and a spacious family bathroom occupy the first floor.





GROUND FLOOR

The entrance hall immediately introduces the home's contemporary finish, with new LVT floors and a glazed oak internal door.

At the front is a versatile study or fourth bedroom with a vertical radiator and direct access to an ensuite shower room with WC, vanity basin and heated towel rail. The shower room can also be accessed independently from the main living space, allowing it to serve as a convenient guest cloakroom/WC without entering the bedroom.

The open-plan living space runs from the front of the house and extends across its full width at the rear, where broad sliding patio doors connect directly with the garden. LVT flooring and recessed lighting continue throughout, with a contemporary ceiling light marking the natural position for a dining table beside the doors.

The living area is arranged around a bespoke media wall incorporating a 65-inch television, inset electric fire, acoustic panelling and illuminated display recesses.

Beyond is the contemporary Howdens kitchen, fitted with co-ordinating worktops and a central island providing a one-and-a-half-bowl composite sink, additional preparation space and informal seating for three or four. Integrated appliances include an induction hob with splashback and extractor, together with an integrated oven, microwave, fridge freezer and dishwasher.

An adjoining utility room provides further cabinetry, worktop space and a circular sink. It also includes a new A-rated washing machine and convenient external access to the side of the property.

FIRST FLOOR

The newly carpeted staircase rises to a considerably improved landing, where the removal of the former chimney stack and cupboard has created a much more open arrangement. A large Velux window brings natural light into what was previously a dark and confined part of the house, while glass balustrading and a bespoke rope handrail add further character.

Repositioned internal walls have increased the proportions of the three bedrooms. The bedrooms have been newly carpeted and finished with oak doors, LED lighting, additional electrical sockets and made-to-measure shutters.







The large family bathroom has been completely replaced and reconfigured. Moving the original soil pipe has allowed the available space to be used more effectively, creating a bright contemporary room with a walk-in shower, panelled bath, modern sanitaryware, heated towel rail and integrated LED lighting.

A fitted landing cupboard provides linen storage, while the relocated loft hatch gives access to a boarded loft with fitted steps and lighting.

OUTSIDE

The house has been externally modernised with a fresh rendered finish, replacing the original tiled side elevations and giving the property a clean, updated appearance.

A paved driveway provides off-road parking for up to five vehicles, complemented by new driveway gates, an EV charging point and an external power socket. The front garden is laid to lawn, with the established cherry tree retained and enhanced by remotely operated decorative lighting.

Gated access leads beside the house to the detached garage, which has a new door, window, roof felt, painted floor and security lighting. It provides secure storage, workshop space or covered parking and may offer scope for alternative use, subject to any necessary permissions.

The landscaped rear garden has been designed for straightforward maintenance, with a central lawn framed by Indian stone pathways, paved seating areas and gravel borders. New fencing encloses the boundaries, while soffit downlights above the sliding doors and further external lighting allow the garden to be enjoyed after dark.

Note: Selected photographs have been virtually staged to illustrate room proportions and possible layouts. No structural features or permanent fixtures have been altered, and buyers should refer to the original photographs and floor plan when assessing the property.



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. Both Formby and Freshfield stations are around 5 minutes' drive and provide direct services to Liverpool and Southport, with onward connections from Liverpool Lime Street reaching London in under two hours. Local bus services run frequently nearby (approx. 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 holds an "Outstanding" Ofsted rating and 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, Electricity, Mains gas, Double glazing, Gas central heating, Ultrafast broadband (estimated), External Lighting, Security lighting on garage.

Council Tax Banding: D

EPC: C

Flood Risks: None

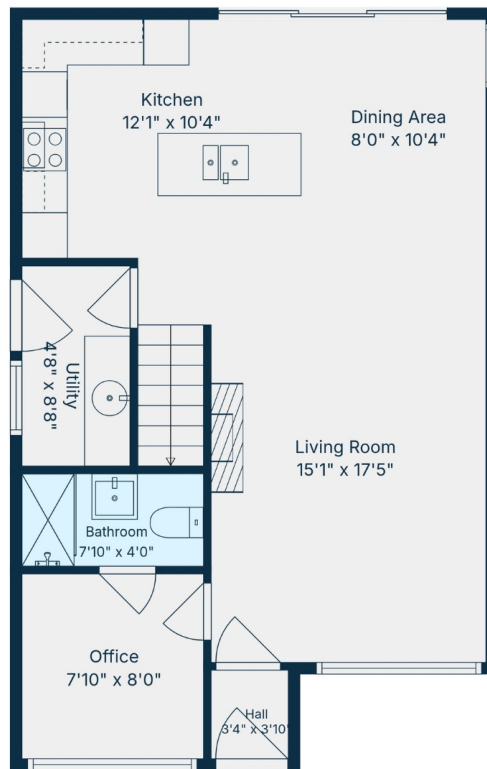
Local Authority: Sefton Metropolitan Borough Council, with One-stop shop at Southport found within The Atkinson, Lord Street, Southport, PR8 1DB contact@sefton.gov.uk

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

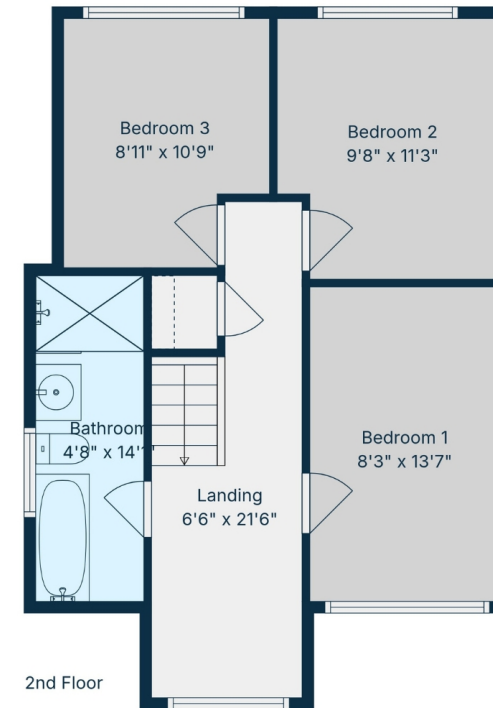
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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. Brockhurebykameleonagency.com

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TOTAL APPROX. FLOOR AREA: 1045 SQFT + GARAGE 189 SQFT



1st Floor



2nd Floor



Total: 1045 sq. ft

1st floor: 567 sq. ft, 2nd floor: 478 sq. ft

Excluded areas: utility: 41 sq. ft, landing: 43 sq. ft, walls: 102 sq. ft

Floor Plan

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange
your personal viewing.

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