BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

3 Birch Green, Liverpool, L37 1NG

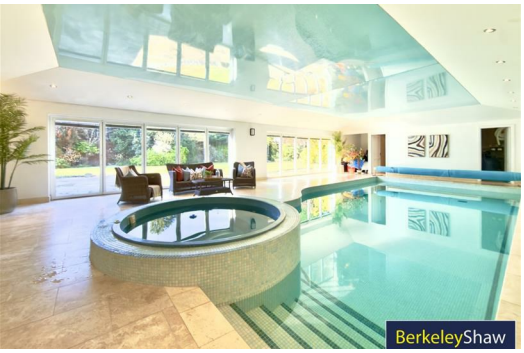
Asking Price £950,000

Occupying a LARGE PRIVATE PLOT on a quiet road close to Victoria Road, this impressive FOUR BEDROOM detached residence offers a stylish, ready-made family home in one of Formby's most sought-after residential settings. Extending to approximately 4,237 SQ FT, with an INDOOR SWIMMING POOL and generous gardens, the property offers exceptional space for family living and entertaining. FRESHFIELD train station is close by, together with Formby BEACH, Red Squirrel Reserve and pinewoods.

This beautifully maintained home, where generous proportions and versatile accommodation create a welcoming sense of space. Four reception rooms allow families to tailor the layout to their needs, with room for an elegant lounge, formal dining, a playroom or a dedicated HOME OFFICE. A separate utility room and ground-floor WC provide the practical facilities essential to a busy household.

The INDOOR SWIMMING POOL brings an added sense of luxury, providing a private setting for exercise, relaxation and family enjoyment throughout the year. This distinctive feature complements the extensive living accommodation, making the home equally suited to hosting guests and enjoying quieter time together.

Upstairs, FOUR generously proportioned bedrooms offer comfortable accommodation for family and guests, complemented by three bathrooms across the home. Stylish presentation and excellent condition throughout make this a property ready to enjoy from the moment you move in.



Outside, the large private plot provides an attractive setting, with well-maintained gardens offering space for outdoor dining, relaxing and family gatherings. A substantial driveway accommodates several vehicles, while the INTEGRAL GARAGE provides further parking or useful storage. CCTV and an integrated security system complete the home's features.

The location offers an appealing balance of privacy, coastal surroundings and everyday convenience. Formby Beach and the National Trust pinewoods provide wonderful opportunities for weekend walks and time outdoors, while Freshfield train station connects the area with Liverpool and Southport. Local shops, cafés and restaurants are within easy reach, with St Jerome's, Our Lady's and Formby High schools adding to the appeal for families considering the area.

An impressive home combining space, style and private leisure facilities in a highly desirable Formby setting. Contact Berkeley Shaw Real Estate to arrange your viewing.

Porch

Entrance Hall

Lounge
17'4" x 12'11" (5.30 x 3.94)

Dining Room
19'1" x 11'10" (5.84 x 3.63)

Family Room
16'8" x 11'10" (5.10 x 3.63)

Family Room
25'1" x 24'7" (7.65 x 7.50)

Kitchen
22'11" x 10'4" (7.0 x 3.17)

Utility

W C

Garage
17'4" x 8'9" (5.30 x 2.67)

Pool
51'0" x 25'1" (15.56 x 7.65)

Bathroom/Changing

Boiler/Plant Room

Bedroom 1
17'3" x 12'1" (5.28 x 3.70)

Dressing Room
12'1" x 10'9" (3.70 x 3.30)

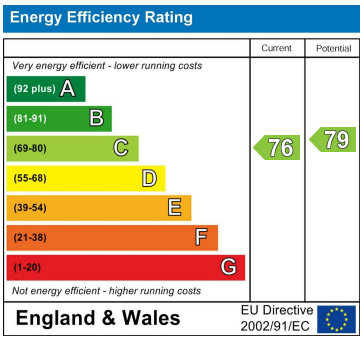
Ensuite
12'1" x 10'0" (3.70 x 3.07)

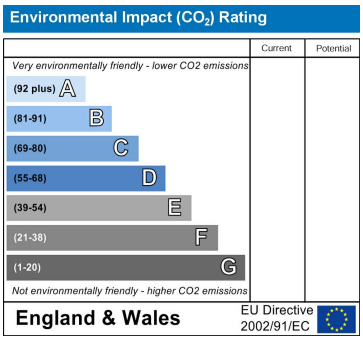
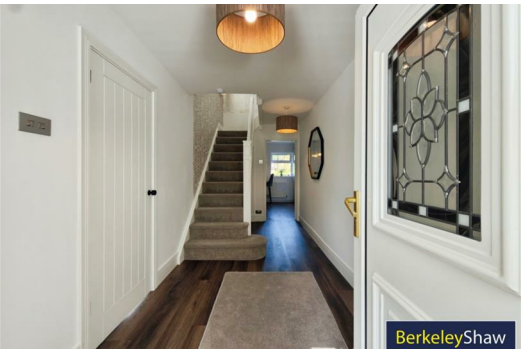
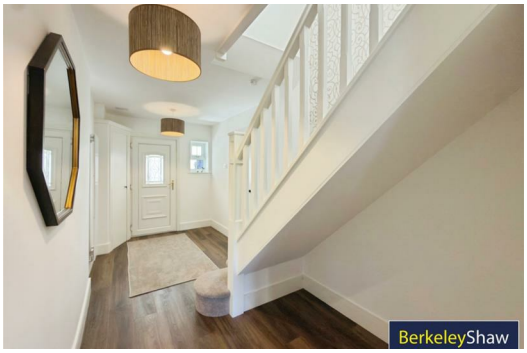
Bedroom 2
11'2" x 11'1" (3.42 x 3.39)

Bedroom 3
12'0" x 11'1" (3.67 x 3.39)

Bedroom 4
10'3" x 7'11" (3.14 x 2.42)

Family Bathroom





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026