BerkeleyShaw
REAL ESTATE

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# 114A, Gores Lane, Formby, Sefton, L37 7AH, L37 7AH

## £750,000

Berkeley Shaw are delighted to offer for sale this EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME, offering modern, stylish accommodation in a sought-after Freshfield location. Situated close to Victoria Road, the property is within walking distance of Freshfield Train Station, Formby High School and The Freshfield pub, with Formby Pinewoods and the beach also within walking reach. With flexible living space and a range of recent improvements, this is an ideal home for growing families.

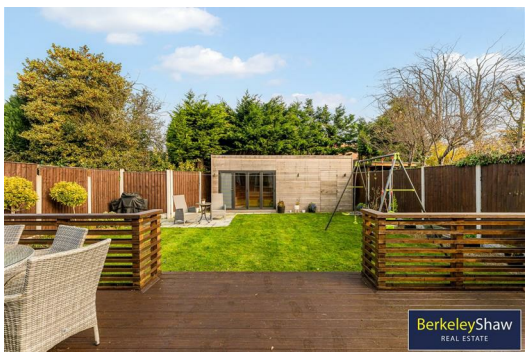
The entrance hall provides useful storage and a cloakroom area, alongside a downstairs WC. A separate front lounge, currently used as a playroom, offers flexibility for family life, while a second separate sitting room features a wood-burning stove, creating a cosy setting during the winter months.

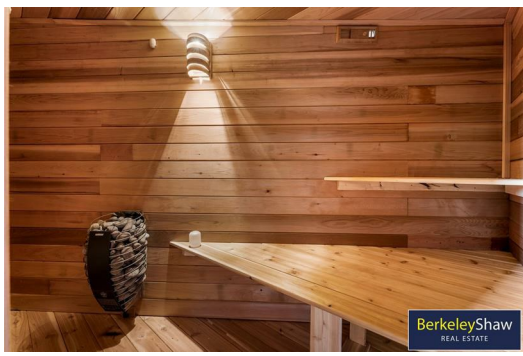
At the centre of the home is the stunning OPEN-PLAN KITCHEN, LIVING AND DINING ROOM, thoughtfully designed for family life and entertaining. Velux windows fill the space with natural light, while bi-folding doors open directly onto the decked patio, connecting the indoor and outdoor living areas. The stylish kitchen features QUARTZ work surfaces, a QUOOKER hot water tap and a breakfast bar for informal meals. A dedicated dining area provides plenty of room for family gatherings, while the living area includes a MEDIA WALL and built-in storage. An adjoining utility/laundry room adds further practicality.

Upstairs, there are four bedrooms, including a beautifully presented principal bedroom with an EN-SUITE SHOWER ROOM and Juliet balcony. A family bathroom serves the remaining bedrooms.

The east-facing rear garden features a sunny decked patio and grass lawn, providing space for outdoor dining, relaxation and children's play. A NEW GARDEN CABIN incorporates a sauna/gym and storage, with potential for use as a home office.

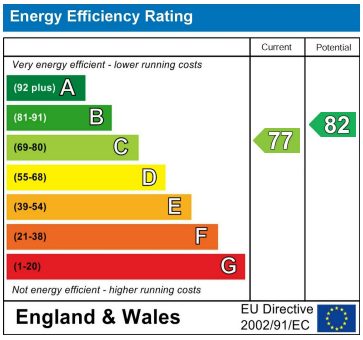


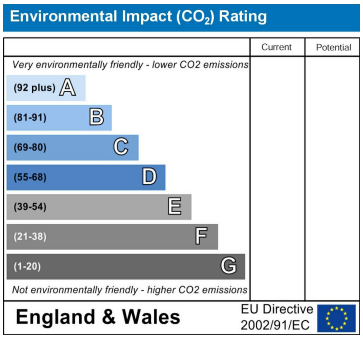



To the front, a newly laid Indian stone driveway provides parking for approximately three to four vehicles, together with an EV CHARGING POINT. Further improvements include a NEW GROUND SOURCE HEAT PUMP, SOLAR PANELS WITH BATTERY STORAGE and new radiators.

A superb opportunity to purchase a thoughtfully improved family home close to excellent schools, village amenities and Freshfield's much-loved coastline.




## Hall

## Lounge
15'8" x 15'5" (4.78 x 4.70)

## Downstairs WC

## Utility

## Kitchen/Living/Dining
30'8" x 24'10" (9.37 x 7.57)

## Sitting Room
22'0" x 21'4" (6.73 x 6.51)

## Gym
13'8" x 7'1" (4.17 x 2.18)

## Sauna
8'9" x 6'0" (2.67 x 1.85)

## Bedroom 1
20'0" x 18'6" (6.10 x 5.64)

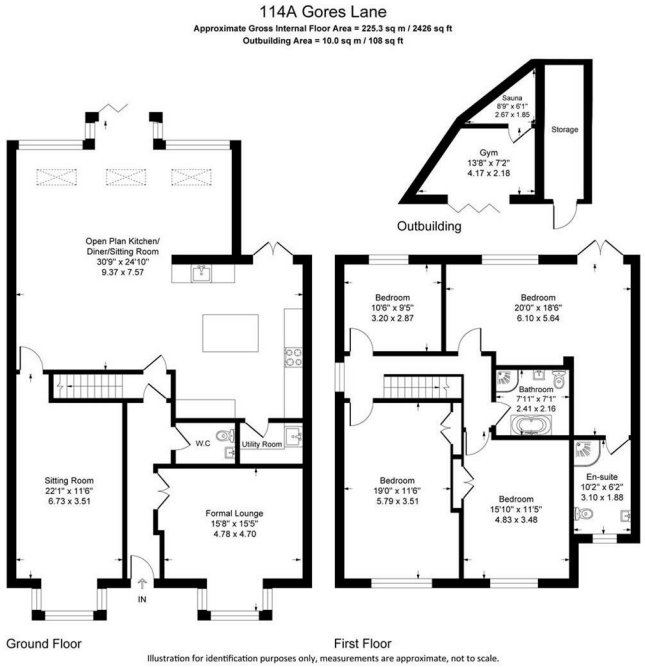
## Bedroom 2
18'11" x 11'6" (5.79 x 3.51)

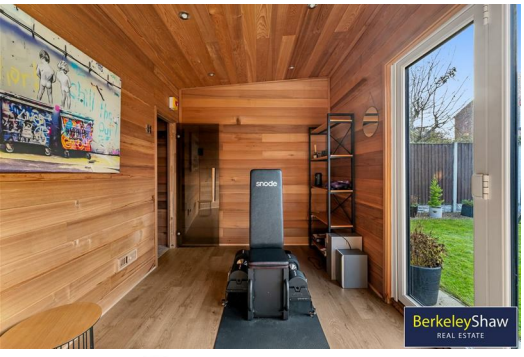
## Ensuite
10'2" x 6'2" (3.10 x 1.88)

## Bedroom 3
15'10" x 11'5" (4.83 x 3.48)

## Bedroom 4
10'5" x 9'4" (3.20 x 2.87)

## Family Bathroom
7'10" x 7'1" (2.41 x 2.16)










2022 PROPERTY AGENCY OF THE YEAR YM LIVERPOOL

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