BerkeleyShaw REAL ESTATE



116 Greenloons Drive, Liverpool, L37 2LR

Offers Over £325,000

A Delightfully Extended Detached Family Home – Prime Formby Location – No Chain

Nestled within a highly sought-after area of Formby, just a short stroll from the stunning Formby Beach, excellent schools and the train station, this beautifully presented and significantly extended detached home offers flexible and spacious family living with no onward chain.

To the front, the property welcomes you with ample driveway parking for multiple vehicles and an extended garage, offering excellent potential as a home office, workshop, or hobby space.

Step inside and you'll find a traditional front living room, perfect for cosy evenings, while to the rear, the home opens up into a generous, modern layout. The spacious open-plan kitchen and dining area flows beautifully into an expansive family room and secondary living space, ideal for entertaining or relaxing, with optional folding oak doors allowing you to adapt the layout to suit your needs. There is a handy downstairs WC and utility space for guests and children.

Upstairs, the home continues to impress with three well-proportioned double bedrooms, including a superb principal suite with built-in storage and its own stylish ensuite shower room. A cleverly extended first floor adds valuable space, ideal for growing families or visiting guests.







Porch

GROUND FLO

1ST ELOOP

Lounge

Kitchen Diner

Living Room

Utility

Family Room

Hall

Bedroom 1

Bedroom 1

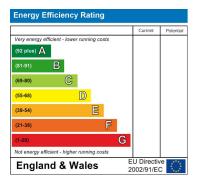
Bedroom 2

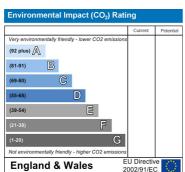
Bedroom 3

Family Bathroom

Ensuite

Garage









OVER 1600 S.Q.F

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, norms and any other items are apprecimate and no reproncibility to take for any errors emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The spins is defined the purposes only and should be used as such by any prospective purchaser. The service is pattern and applicances shown have to been tested and no guarante as to their operability or efficiency can be given.











