



**BerkeleyShaw**  
REAL ESTATE

## 26 Stapleton Road, Formby, L37 2YN

### Offers Over £525,000

**\*\*A Rare Opportunity in Sought-After Formby – Spacious Family Home with Exceptional Potential\*\***

Nestled in one of Formby's most desirable residential areas, this substantial 4/5 bedroom detached home sits on a generous plot, offering endless potential for development and modernisation. Just a short stroll from the beautiful Formby coastline and within easy walking distance of the highly regarded Range High School, this property presents a unique opportunity to create your forever home.

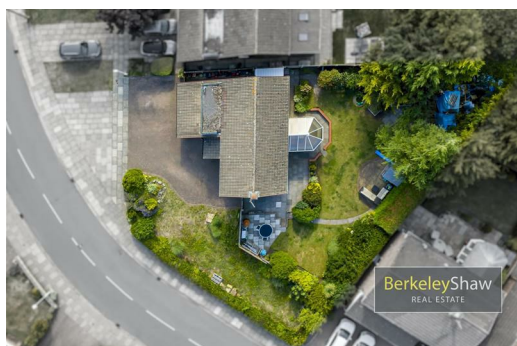
Set back from the road with a large driveway providing ample PARKING for multiple vehicles, the home offers well-proportioned accommodation throughout. On the ground floor, you'll find two spacious reception rooms perfect for family living or entertaining, a bright and airy conservatory that overlooks the rear garden, and a well-appointed kitchen. A convenient ground floor bathroom adds practicality of the layout and family room could be utilised as a ground floor bedroom with this as an ensuite providing flexibility for families and future proofing.

Upstairs, the property boasts 4 generous DOUBLE bedrooms, making it ideal for growing families or those seeking extra space. A second family bathroom completes the upper floor. The extensive rear garden provides a private and tranquil space with plenty of room for further extension or landscaping (subject to planning).

A notable highlight is the **\*\*APPROVED PLANNING PERMISSION for a DETACHED GARAGE\*\***, adding further scope to enhance the value and functionality of the home.



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Hall

WC

5'10" x 4'3" (1.80 x 1.30)

Lounge

18'4" x 11'9" (5.60 x 3.60)

Family/Bedroom 5

18'8" x 14'5" (5.7 x 4.40)

En-suite

6'6" x 5'10" (2.0 x 1.80)

Kitchen

23'3" x 10'9" (7.10 x 3.30)

Conservatory

13'9" x 9'10" (4.20 x 3.0)

Bedroom 1

14'5" x 11'9" (4.40 x 3.60)

Ensuite

Bedroom 2

11'9" x 10'9" (3.60 x 3.30)

Bedroom 3

9'2" x 14'4" (2.80 x 4.37)

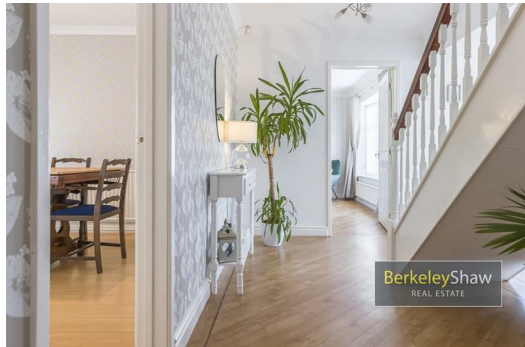
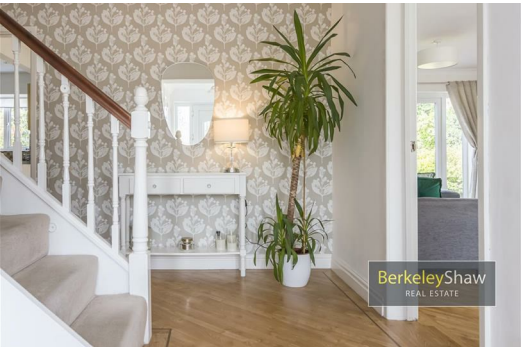
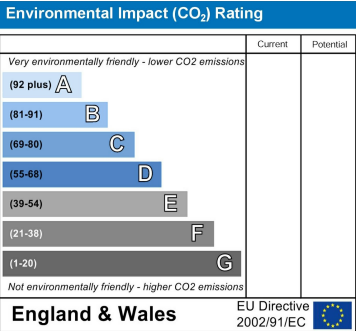
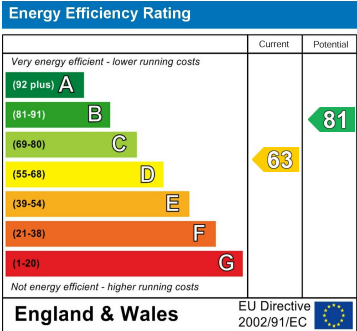
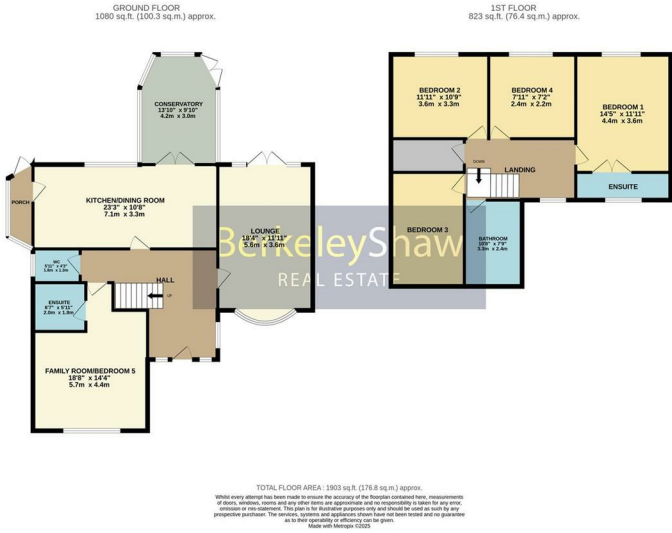
Bedroom 4

7'10" x 7'2" (2.40 x 2.20)

Family Bathroom

10'9" x 7'10" (3.30 x 2.40)

Landing



Berkeley Shaw Estate Agents Limited.  
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