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# 25 Tarn Road, Formby, L37 2JY

## Offers Over £450,000

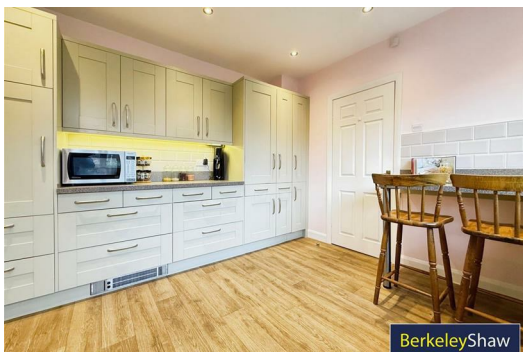
FREEHOLD Tarn Road presents an exceptional opportunity to acquire a spacious 4 bedroom detached house close to Formby Village, Train station and walking distance to several excellent schools. Spanning an impressive 1,572 square feet, this property boasts a well-thought-out layout that is perfect for family living.

Upon entering, you are greeted by a wide hallway with galleried landing above. The Lounge is flooded with natural light from the front windows and patio doors to the rear garden creating a warm and inviting atmosphere, making it a perfect space for family gatherings or quiet evenings in. There is an separate reception room currently utilised as a formal dining room overlooking the sunny garden. The kitchen is modern and stylish providing integral appliances, a range of base and high level fitted units with soft close drawers and breakfast bar area.

The house features four generously sized bedrooms, providing ample space for family members or guests. The two well-appointed bathrooms add to the convenience of this home, catering to the needs of a busy household.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. Also a garage to the front and a family friendly garden with grass lawn and bordered by shrubs and bushes. This feature not only enhances accessibility but also adds to the overall appeal of the home.

Formby is renowned for its beach and National Trust Red Squirrel reserve, making it an ideal location for families and individuals alike. With its blend of modern living and traditional charm, this property on Tarn Road is a wonderful opportunity for those seeking a new home in a desirable area.



## Porch

## Hall

## Lounge

## Dining Room

## Breakfast Kitchen

## Downstairs WC

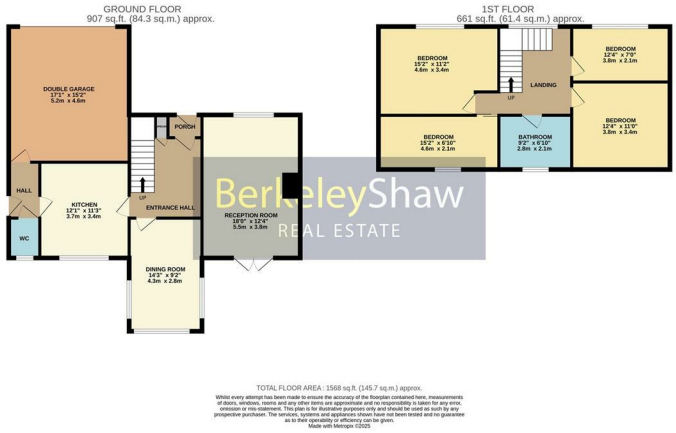
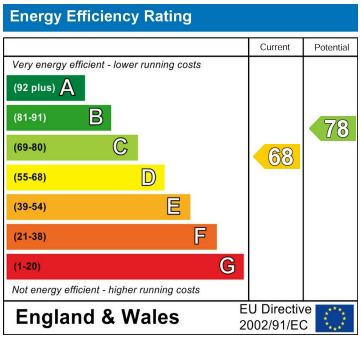
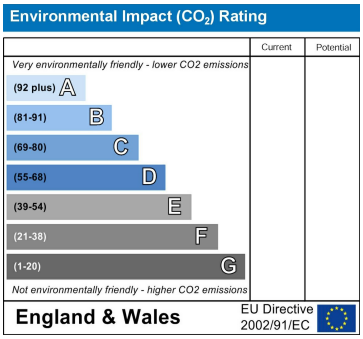
## Integral Garage

## Landing

## Bedroom 1
DOUBLE

## Bedroom 2
DOUBLE

## Bedroom 3
DOUBLE

## Bedroom 4
DOUBLE

## Bathroom