

## 53 Wicks Lane, Liverpool, L37 2YD

### Asking Price £590,000

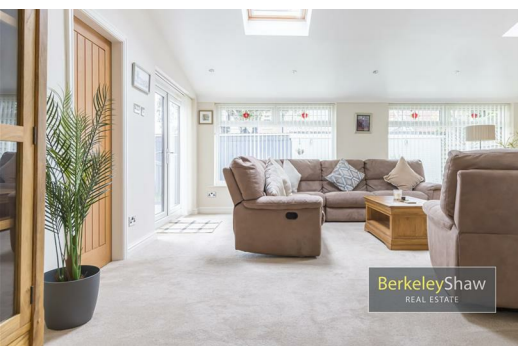
An Exceptional Detached Family Home on a Generous Corner Plot – Offering 4 Double Bedrooms, Beautifully Landscaped South-Facing Gardens, and Superb Potential to Extend Further.

Located in a sought-after residential area of Formby, this splendid 4 bedroom detached home occupies an enviable corner position and is an outstanding opportunity for growing families. Within easy walking distance of both highly regarded primary and secondary schools, Larkhill Lane fields, the Formby National Trust Reserve & Beach, plus train stations. This property perfectly balances tranquil suburban living with convenient access to local amenities, nature and Liverpool City Centre via direct train route.

The accommodation is beautifully presented and generously proportioned throughout. Upon entering welcoming entrance hall leads through to three versatile reception rooms (one which could be utilised as a downstairs bedroom) – ideal for both relaxed family living and formal entertaining. Also a utility/laundry room and handy downstairs WC. The well-appointed kitchen/ dining room allows all the family to cook and dine together. The large rear lounge has French doors opening onto the rear garden from the spacious and neutral extended living area.

Upstairs, you will find three spacious double bedrooms, including an impressive master suite boasting a recently fitted contemporary en-suite shower room. The family bathroom is tastefully finished and offers both bath and shower facilities.

Outside, the true gem of this home is revealed – a stunning south-facing garden, professionally landscaped and designed for all seasons. Featuring an expansive lawn, decked sun terrace, and paved patio area, the garden offers the perfect setting for summer barbecues or children's play. The large driveway provides ample off-road parking for multiple vehicles, and the attached garage





## Reception Hall

28'2" x 12'9" (8.60 x 3.90)

## Reception Room

15'8" x 9'10" (4.80 x 3.0)

## Kitchen/Dining Room

19'8" x 8'2" (6.0 x 2.50)

## Lounge

20'0" x 10'9" (6.10 x 3.30)

## Downstairs WC

5'6" x 2'11" (1.70 x 0.90)

## Dining Room/Bedroom 4

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

## Reception Room Rear

24'7" x 19'8" (7.50 x 6.0)

## Utility Room

9'6" x 7'10" (2.90 x 2.40)

## Garage

18'4" x 8'2" (5.60 x 2.50)

## Main Bedroom

12'1" x 11'1" (3.70 x 3.40)

## Bedroom 2

10'9" x 10'5" (3.30 x 3.20)

## Bedroom 3

11'5" x 8'2" (3.50 x 2.50)

## Family Bathroom

9'6" x 5'6" (2.90 x 1.70)

## Ensuite

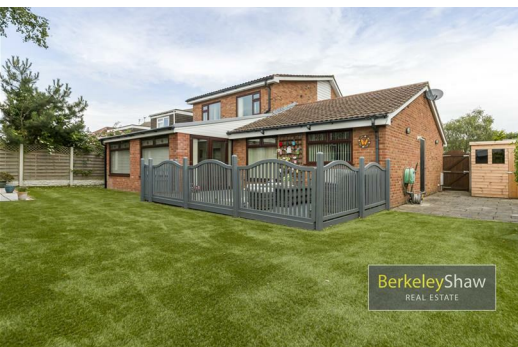
8'2" x 7'10" (2.50 x 2.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floor plan 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.  
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