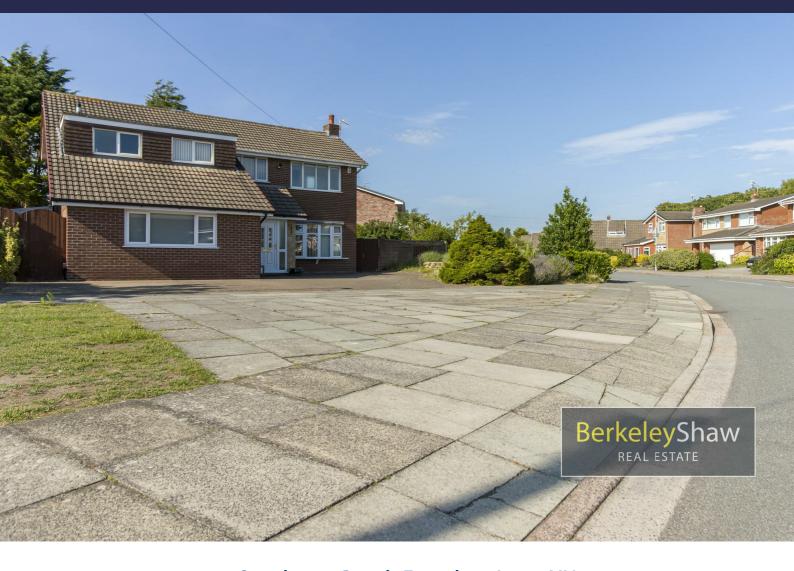
# BerkeleyShaw REAL ESTATE



# 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.







#### Hall

#### W C

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)

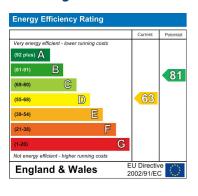
# Bedroom 4

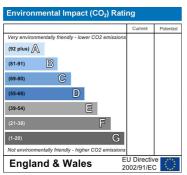
7'10" x 7'2" (2.40 x 2.20)

# **Family Bathroom**

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

# Landing



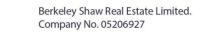












GROUND FLOOR 1080 sq.ft. (100.3 sq.m.) approx.

23'3" × 10'8" 7.1m × 3.3m

18'8" x 14'4" 5.7m x 4.4m 1ST FLOOR 823 sq.ft. (76.4 sq.m.) approx.

> BEDROOM 4 7'11" x 7'2" 2.4m x 2.2m

