



**5 Shireburn Road, Formby, Liverpool, Merseyside. L37 1LR**

**Offers Over £1,850,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Occupying a prime position on the most prestigious road in the area. This substantial detached residence presents an exceptional opportunity and occupies a generous FREEHOLD plot. The property offers huge potential for renovation, extension or redevelopment (subject to the relevant planning consents), making it ideal for developers or discerning buyers looking to create a bespoke home in a highly sought-after location.

The well-planned ground floor accommodation is perfectly suited to both family life and formal entertaining, featuring THREE generous reception rooms, a separate study and a beautifully appointed bespoke in-frame dining kitchen. A spacious laundry room and cloakroom/W.C. add further practicality. To the first floor, there are FIVE well-proportioned bedrooms, four of which benefit from en-suite facilities, offering convenience for families and guests alike.

Externally, the property boasts attractive landscaped gardens to the rear, designed by renowned garden designer Jackie Knight, alongside a side garden, a large driveway proving ample off road parking and a detached double garage. The peaceful setting is enhanced by its location on this private road, with views to the front across Formby golf course.

Shireburn Road is one of the area's most prestigious and sought-after addresses, renowned for its exclusivity, tree-lined setting, and proximity to Formby Golf Links and The National Trust Nature Reserve. Located just a short distance from Formby Village, residents benefit from convenient access to boutique shops, cafes, restaurants and well-regarded schools. Excellent transport links via Freshfield railway station and major road networks make it ideal for commuters. Early viewing is recommended to fully appreciate the scope and setting.

## FEATURES

- Positioned on one of the most sought after roads in the North West
- Attractive corner plot position with gardens to front, side and rear
- Three entertaining rooms plus spacious study
- Bespoke in-frame hand painted kitchen by 'Martin Moore'
- Five double bedrooms, four with en-suite facilities
- Gated access and detached double garage
- Formby beach and The National Trust Pinewoods Nature Reserve within a short distance
- Views to the front over Formby Golf Links





## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C. framed double opening doors; cloaks cupboard; tiled floor.

### Hall

17' 10" x 19' 10" (5.44m x 6.05m) maximum dimensions  
Glazed door; understairs recess; U.P.V.C. framed double glazed window to front.

### Cloakroom/W.C.

5' 09" x 4' 00" (1.75m x 1.22m) Suite comprising inset wash hand basin in vanity unit; low level W.C. with concealed cistern.

### Study

13' 07" x 10' 00" (4.14m x 3.05m) U.P.V.C. framed double glazed window to side; built in office furniture; laminate flooring.

### Sitting Room/Family Room

13' 07" x 14' 05" (4.14m x 4.39m) U.P.V.C. framed double glazed window to front and side.

### Spacious Entertaining Room

20' 01" into fireplace x 24' 10" (6.12m x 7.57m) U.P.V.C. framed double glazed window with deep sill to front; U.P.V.C. framed double glazed, double opening French doors to rear; feature exposed brick inglenook fireplace with feature U.P.V.C. windows to side and fitted with a log effect stove; glazed double opening doors to:-

### Dining Room

12' 06" x 12' 06" (3.81m x 3.81m) U.P.V.C. framed double glazed, double opening French doors to rear garden.

### Dining kitchen

17' 11" x 27' 07" (5.46m x 8.41m) Bespoke hand painted in-frame kitchen by 'Martin Moore' to include base, wall and drawer units; plate rack; wine storage; larder cabinet; oak worktops incorporating a Belfast style sink; space for range style cooker; extractor canopy; integrated dishwasher; centre island fitted with inset ceramic sink with mixer tap; cupboards and drawers below and incorporating a breakfast bar; Amtico wood effect flooring; two U.P.V.C. framed double glazed windows to front; two sets of U.P.V.C. framed double glazed, double opening French doors to rear garden.

### Laundry Room

8' 08" x 11' 03" into cupboard (2.64m x 3.43m) Base cupboards; single drainer sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; space for upright refrigerator/freezer; wall mounted Worcester gas heating boiler; Amtico flooring; U.P.V.C. framed double glazed window to side; U.P.V.C. double glazed door.

### First Floor

#### Landing

U.P.V.C. framed double glazed window to front; cylinder/linen cupboard.

#### Primary Bedroom

16' 11" into wardrobes x 19' 11" (5.16m x 6.07m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed high level window to rear; range of built in furniture to include wardrobes, dressing table unit and bedside tables.



## ROOM DESCRIPTIONS

### En-Suite Bathroom/Shower Room

7' 05" x 9' 10" (2.26m x 3.00m) Suite comprising panelled bath with centre mixer tap; large shower compartment with mains fitment; twin wash hand basins in vanity unit; low level W.C.; fitted mirror with pelmet lighting above; ladder style radiator; part tiled walls; Amtico flooring; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom

12' 06" x 12' 06" (3.81m x 3.81m) U.P.V.C. framed double glazed window to rear.

### Bedroom

13' 06" x 11' 10" (4.11m x 3.61m) U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed high level windows to side.

### En-Suite Shower Room

8' 09" x 7' 05" (2.67m x 2.26m) Suite comprising large walk-in shower compartment with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit; low level W.C.; ladder style radiator; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom

14' 06" x 19' 05" into walk-in wardrobe (4.42m x 5.92m) U.P.V.C. framed double glazed window to side; range of built in furniture to include a walk-in wardrobe with hanging rails and shelving.

### Jack & Jill En-Suite Bathroom/Shower Room

8' 06" x 6' 11" (2.59m x 2.11m) maximum dimensions Suite comprising panelled bath; tiled shower compartment with mains fitment; pedestal wash hand basin; low level W.C.; ladder style radiator; tiled walls; Amtico flooring; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom

17' 11" x 18' 09" (5.46m x 5.71m) reducing to 8' 11" x 8' 11" into wardrobe (2.72m x 2.72m) U.P.V.C. framed double glazed window to both side; range of built in furniture to include wardrobes and dressing table unit.

### Outside

### Detached Double Garage

Electrically controlled up and over door; power and light.

### Gardens

Wrap around gardens to front, side and rear.

### Council Tax Band - G

### EPC Rating - C

### PLEASE NOTE

\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*













FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp  
5 Shireburn Road, Formby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC