finding houses, delivering homes



3 Timms Lane

Formby, Liverpool, L37 7DW

Offers in excess of £800,000

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An exceptional opportunity to acquire this individually designed five-bedroom detached residence, occupying a beautiful position along the highly sought-after Timms Lane in Freshfield, Formby. Architecturally designed and constructed in the 1990s, this impressive family home offers generous proportions, an abundance of natural light and a wonderful sense of space throughout. Whilst retaining its original fixtures and fittings, the property presents an exciting opportunity for purchasers to modernise and create a truly spectacular home tailored to their own tastes and requirements.

Set behind an electrically operated gated entrance, the property enjoys a wonderful sense of privacy, with an extensive driveway providing ample off-road parking for multiple vehicles, alongside a substantial double garage with an electric door.

Upon entering, a welcoming entrance leads into an impressive reception and dining hall, a particularly striking feature of the home, with its generous proportions, abundance of natural light and beautiful galleried landing above. This wonderful space immediately showcases the architectural character and scale of the property.







A further family bathroom serves the remaining bedrooms.

Externally, the property is complemented by beautifully established rear gardens, offering a peaceful and private setting with mature planting and plenty of space for outdoor entertaining, family gatherings or simply enjoying the surroundings.

Timms Lane is regarded as one of Freshfield's most desirable residential addresses, renowned for its attractive surroundings and convenient access to Formby's beautiful coastline, National Trust woodland, Freshfield railway station and the excellent amenities of Formby Village.

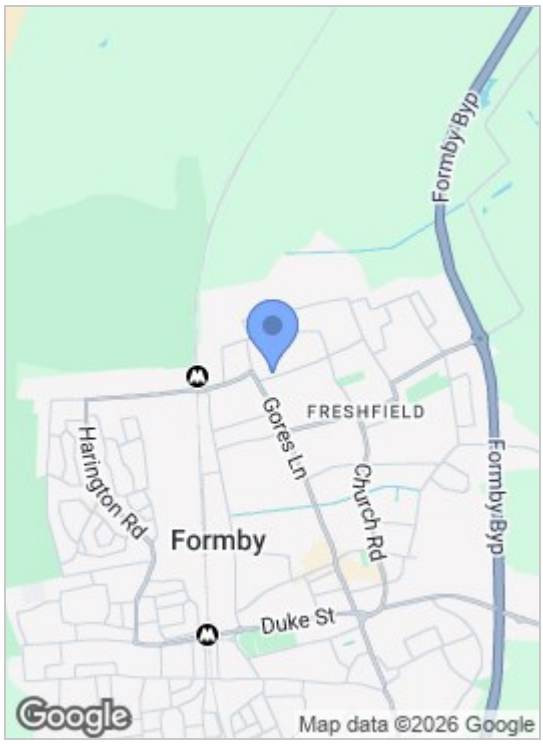
Offering an enviable location, substantial accommodation and enormous potential, this distinctive residence represents a rare opportunity to transform an already impressive property into an exceptional forever home.

Early viewing is highly recommended to appreciate the scale, setting and exciting possibilities this wonderful home has to offer. Contact Abode today to arrange your private viewing.

Do not forget the stamp duty register https://www.rightmove.co.uk/stamp-duty-calculator.

It should be noted some of the externals have been enhanced using AI for marketing.

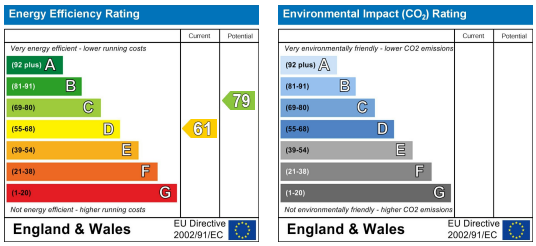
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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