



Stapleton Road,
Formby, L37 2YN

OFFERS OVER
£375,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Presenting this FAMILY HOME that has been treasured by the current vendor for over five decades. A testament to the enduring appeal of its location, this property has witnessed the growth of a family and has provided easy access to LOCAL SCHOOLS and delightful WOODLAND WALKS leading to the BEACH.

This DETACHED dwelling has been diligently maintained throughout the years, but now presents an exciting opportunity for a PROGRAMME OF RENOVATIONS to create a personalised dream home. The price has been thoughtfully set to reflect this potential.

With an internal FLOOR AREA exceeding 1,500 SQ FT, the accommodation boasts ample space for comfortable living. Step into the welcoming ENTRANCE HALL, which leads to a generous THROUGH LOUNGE/DINER, offering versatile living and dining areas. Beyond lies a delightful CONSERVATORY, perfect for relaxation and enjoying the surrounding views. The rear of the property you'll find the KITCHEN/BREAKFAST ROOM that opens up to the rear garden, allowing for a seamless blend of indoor and outdoor living. The inclusion of a DOWNSTAIRS WC is a practical necessity for a bustling household.

The upper level of the property comprises FOUR GOOD-SIZED BEDROOMS, providing ample space for a growing family. A FAMILY BATHROOM completes this floor, ensuring convenience for all.

Situated on a proportionate plot, the property offers OFF-ROAD PARKING, leading to a GARAGE, providing secure storage and convenience for vehicles. The ENCLOSED REAR GARDEN is ideal for energetic children and beloved pets, offering space for outdoor activities and relaxation.

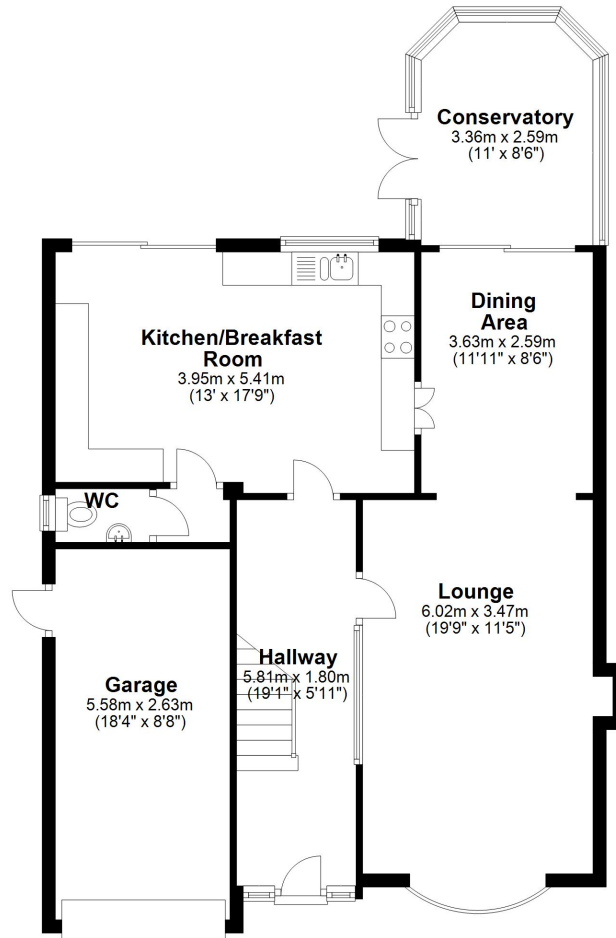
With NO ONWARD CHAIN, this property presents an exceptional opportunity for those seeking a home filled with potential. Call now to arrange a viewing and discover the endless possibilities that await within this much-loved home.





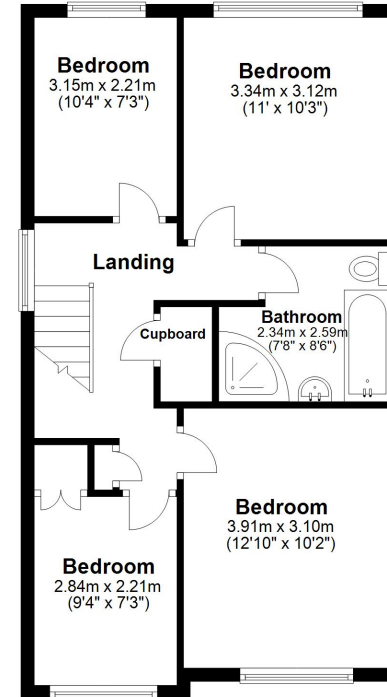
Ground Floor

Approx. 89.4 sq. metres (962.7 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



Total area: approx. 143.2 sq. metres (1541.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

