



Kensington Road,
Formby, L37 6EL

Offers Over £250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Offered with NO ONWARD CHAIN, this THREE-BEDROOM semi-detached home presents an excellent opportunity for those looking to modernise a property to their own taste.

Positioned in a popular residential area, the house benefits from a well-sized plot with gardens to both the front and rear, along with a DETACHED GARAGE. The accommodation comprises a spacious entrance HALLWAY, front LOUNGE with large picture window, rear DINING ROOM overlooking the garden, and a separate KITCHEN with views to the side and rear.

Upstairs, there are two generously proportioned double bedrooms, a third single bedroom, and a BATHROOM with a SEPARATE WC.

Although in need of updating throughout, the home has been RECENTLY REWIRED (2024), providing a head start for renovation works.

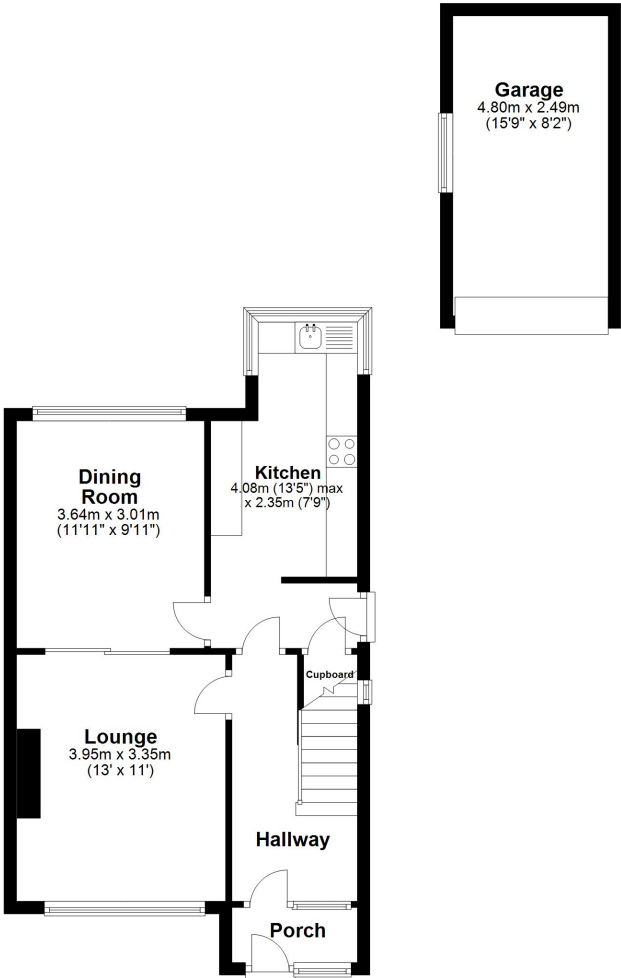
Ideal for buyers seeking a project or those wanting to create a family home in a great location, this property offers scope and potential at a price that reflects the work required.





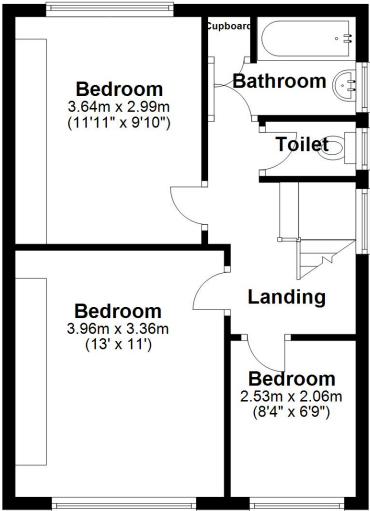
Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 100.7 sq. metres (1083.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	65	85
E		
(21-38)		
F		
(1-20)	65	85
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

