



Graburn Road,
Formby, L37 3PB

OFFERS OVER
£315,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This CHARMING SEMI-DETACHED HOME combines period character with practical family living. The property enjoys a generous SOUTH/SOUTH-EAST FACING GARDEN and is set back behind a wide frontage offering excellent off-road parking. Internally, it retains a lovely sense of warmth and originality, with a welcoming ENTRANCE HALLWAY that sets the tone.

The front-facing LOUNGE features a deep bay window and a cosy WOOD-BURNING STOVE set within an attractive surround – ideal for cooler evenings. To the rear, the DINING ROOM overlooks the garden and benefits from direct access via glazed double doors, creating a wonderful indoor-outdoor connection. The KITCHEN is well-planned and opens through to the dining space, with a separate adjoining UTILITY ROOM and a ground floor WC completing the layout.

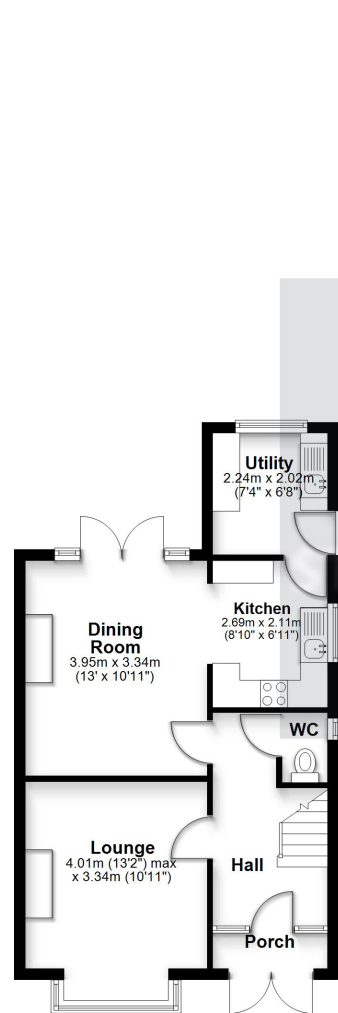
Upstairs, there are THREE BEDROOMS – two generous doubles each with character fireplaces, and a good-size third bedroom. The BATHROOM is fitted with a white suite and includes an over-bath shower. The house stands on a plot of approximately 0.12 ACRES with a SUNNY GARDEN offering plenty of space to grow, play or relax. There is also a garage and paved driveway for multiple vehicles.

This is a great opportunity to secure a family-sized home with huge potential in a well-established residential setting.

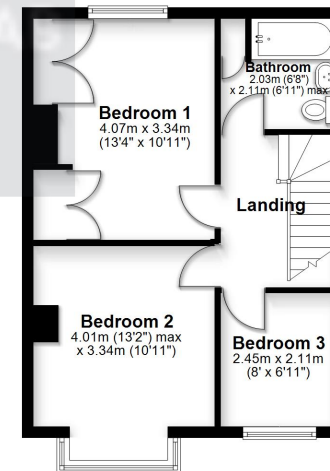




Ground Floor
Approx. 65.6 sq. metres (706.6 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 107.9 sq. metres (1161.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
EU Directive 2002/91/EC		
England, Scotland & Wales		

