



Cheapside, Formby,
L37 4EY

OFFERS OVER
£230,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Enjoying a peaceful setting in a POPULAR RESIDENTIAL AREA, this traditional THREE-BEDROOM HOME offers WELL-PROPORTIONED ACCOMMODATION and EXCELLENT POTENTIAL TO MODERNISE. With a PRIVATE GENEROUS SOUTH-FACING REAR GARDEN and NO ONWARD CHAIN, it presents an ideal opportunity for buyers looking to personalise a home in a sought-after location.

The ground floor features a WELCOMING ENTRANCE HALL, a GOOD-SIZE LOUNGE with patio doors opening onto the garden, and a SPACIOUS KITCHEN/DINING ROOM with access to the outside. A UTILITY ROOM and DOWNSTAIRS WC complete the layout.

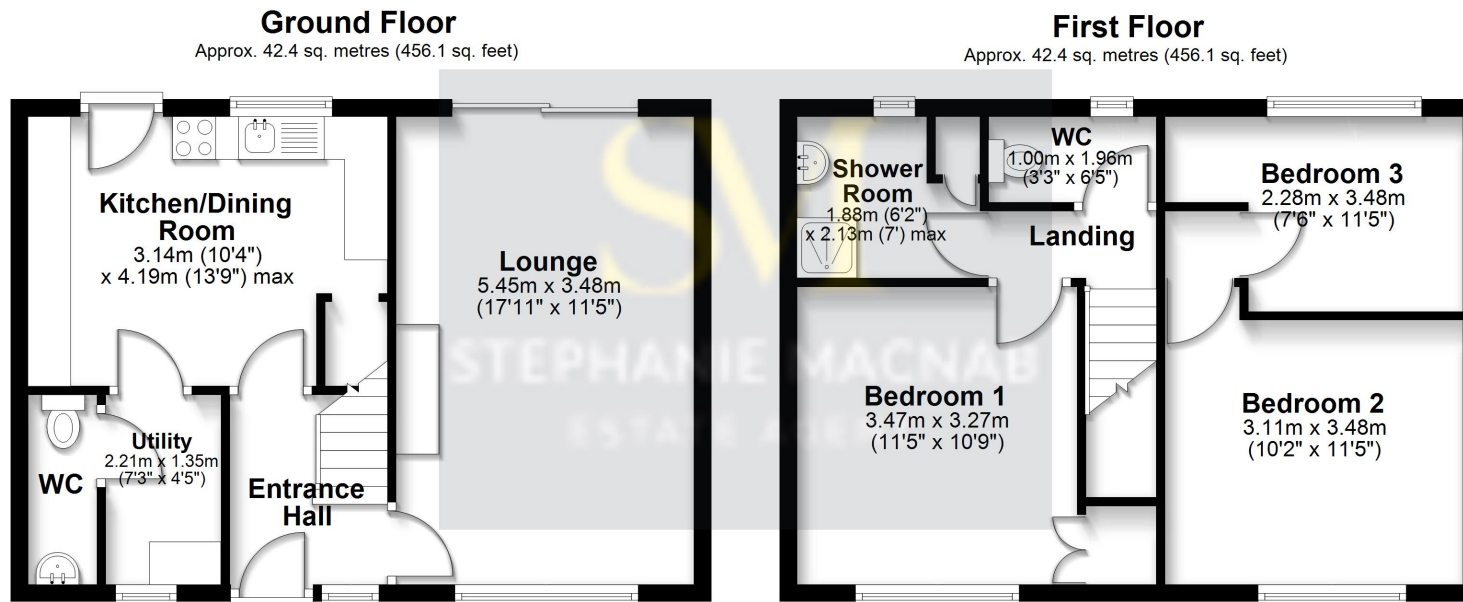
Upstairs, there are THREE BEDROOMS — two doubles and a single — along with a SHOWER ROOM and SEPARATE WC. While the interiors are dated, the property is CLEAN, WELL-MAINTAINED, and ready for transformation.

The REAR GARDEN is a standout feature, offering a LOVELY SUNNY ASPECT, mature borders, and ample lawn — ideal for outdoor entertaining or family use. There is also OFF-ROAD PARKING to the front.

This is a FANTASTIC OPPORTUNITY to create a FOREVER HOME. Call to view 01704 516 626.







Total area: approx. 84.8 sq. metres (912.3 sq. feet)

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

