



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.

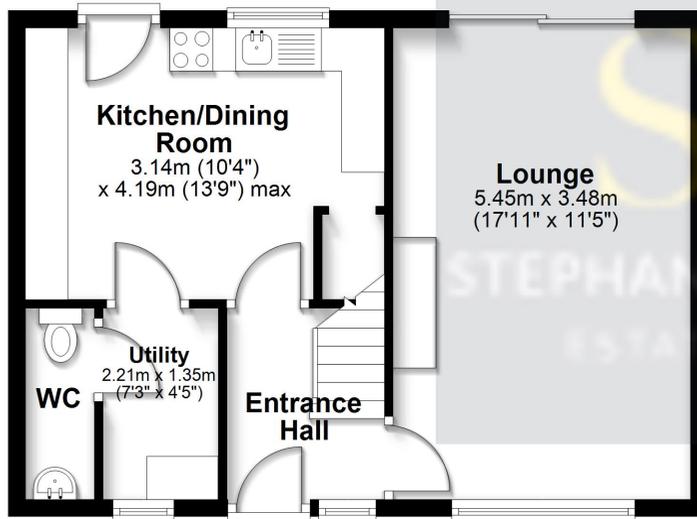
This is a FANTASTIC OPPORTUNITY to create a FOREVER HOME. Call to view 01704 516 626.





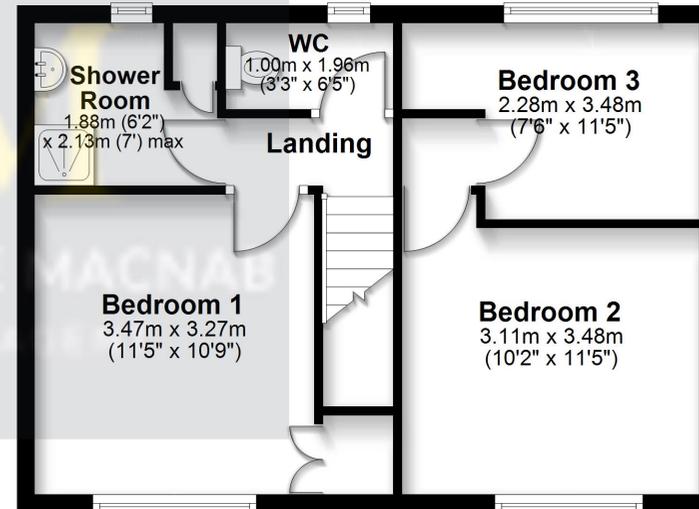
### Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

