



Maple Close, Formby,
L37 2LS

**OFFERS OVER
£240,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

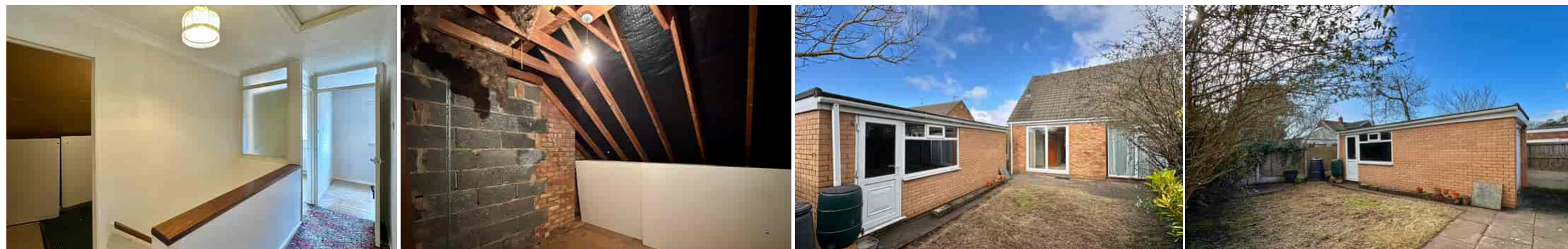
Fantastic Renovation Opportunity in a Popular Location!

Situated on a highly sought-after road with easy access to the National Trust Pinewoods and beach, this semi-detached home is brimming with potential. Owned by the same family for over 35 years, it now offers a blank canvas for transformation.

The floorplan highlights the flexibility to reconfigure the layout to suit your needs. Currently, the ground floor comprises a front-facing lounge, breakfast kitchen, utility area, shower room, separate WC, a bedroom, and a study. Upstairs, there are two bedrooms and two generous eaves storage rooms—perfect candidates for dormer extensions.

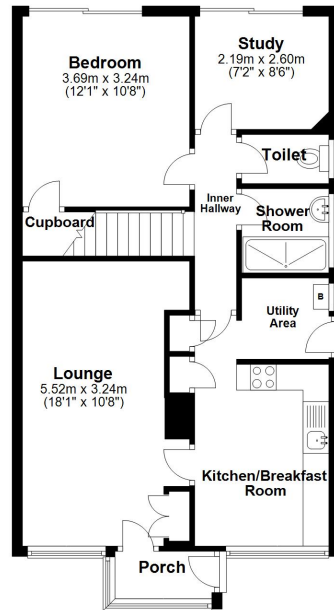
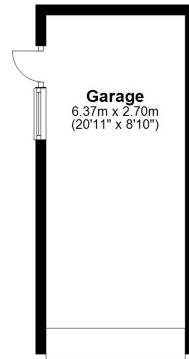
Externally, the property benefits from off-road parking, a garage, and a south-facing enclosed rear garden.

Offered with no onward chain—don't miss this opportunity! Call 01704 516 626 to arrange a viewing.

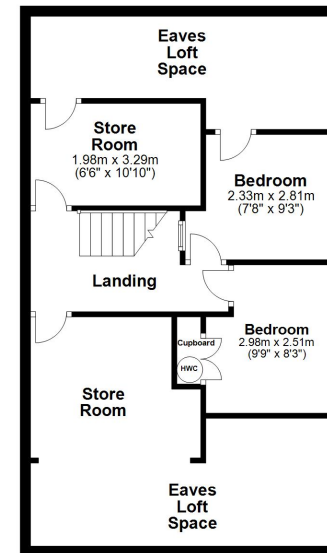




Ground Floor
Approx. 79.7 sq. metres (857.6 sq. feet)



First Floor
Approx. 60.4 sq. metres (650.4 sq. feet)



Total area: approx. 140.1 sq. metres (1508.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		