



Cable Street, Formby,
L37 3LU

**OFFERS OVER
£260,000**

SM

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ESTATE AGENT

This extended semi-detached home has been owned by the same family for over 50 years and is offered to the market with NO ONWARD CHAIN. Located within comfortable walking distance of Formby village, the property represents a genuine opportunity to acquire a well-cared-for house that now offers scope for updating and re-imagining to suit modern tastes.

The ground floor accommodation is clearly laid out, as shown on the floor plan. An ENTRANCE HALL leads through to a generous THROUGH LOUNGE, arranged as a comfortable sitting area with a defined dining or family space beyond. Double doors connect through to the separate DINING ROOM at the rear, which in turn opens into the KITCHEN. This arrangement offers excellent flexibility, with clear potential to OPEN THE DINING ROOM AND KITCHEN to create a more contemporary open-plan kitchen dining space, subject to the usual considerations.

The kitchen itself is a practical galley-style layout with good worktop space and access to the rear garden. While functional, it provides a BLANK CANVAS for buyers looking to redesign or extend the kitchen element of the house. The overall ground floor footprint works particularly well for those seeking to balance traditional room separation with future open-plan potential.

On the first floor, there are THREE BEDROOMS, including two good-sized doubles and a third single bedroom, alongside a SHOWER ROOM and landing with natural light. The proportions are sensible and consistent with the era of the house, and the layout lends itself well to refurbishment or reconfiguration if desired.

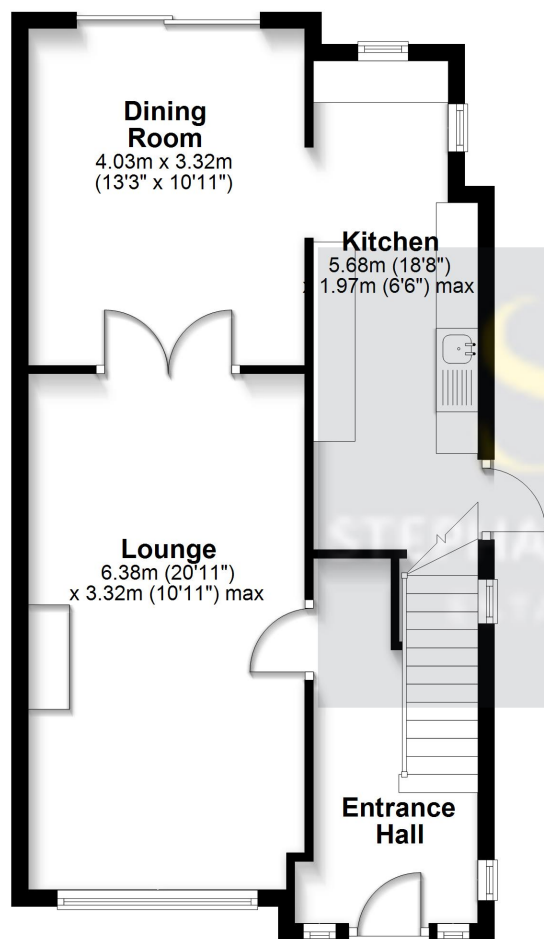
Externally, the property enjoys a NICE REAR GARDEN with a mature, established feel, providing a pleasant and private outdoor space. To the front, there is OFF-ROAD PARKING and a straightforward approach to the house.





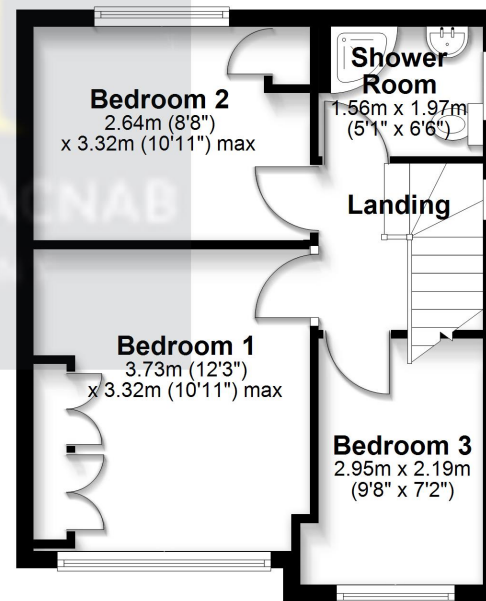
Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 90.6 sq. metres (975.2 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	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive
2002/91/EC

