



Lancaster Road,  
Formby, L37 6AS

**OFFERS OVER**  
**£300,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Set within a highly regarded and well-established residential estate, this good-sized semi-detached home offers well-balanced accommodation and a reassuring level of investment having undergone a comprehensive programme of improvement during the current vendor's ownership.

Purchased in 2014, the property has been thoughtfully UPDATED THROUGHOUT, including a full rewire, installation of a new heating system, replacement windows, a new kitchen and bathroom, and a roof overhaul with repairs carried out where required. The GARAGE ROOF HAS ALSO BEEN REPLACED, ensuring the fundamentals are firmly in place for a buyer seeking a home that can be occupied immediately, while still offering scope to personalise.

The ground floor accommodation is arranged around a spacious ENTRANCE HALL, leading through to a front-facing LOUNGE which opens into the DINING AREA and continues on to a CONSERVATORY overlooking the rear garden. The KITCHEN is finished in a modern, neutral style and sits comfortably within the flow of the house, ideal for day-to-day living and entertaining alike.

To the first floor, there are THREE WELL-PROPORTIONED BEDROOMS and a modern FAMILY BATHROOM. Externally, the property benefits from OFF-ROAD PARKING leading to the GARAGE. A previous lean-to structure to the side has been removed, leaving the sub-base in place, with a WC connection to the mains already present, offering potential for future extension subject to the usual consents.

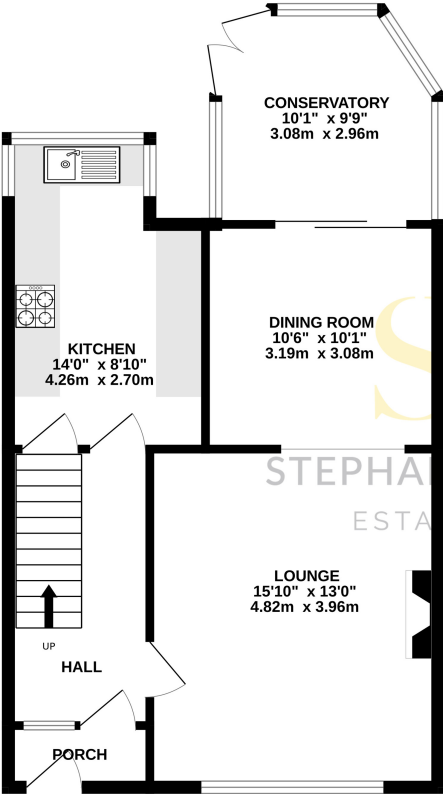
The property is offered for sale with NO ONWARD CHAIN, making it an attractive proposition for a wide range of buyers.



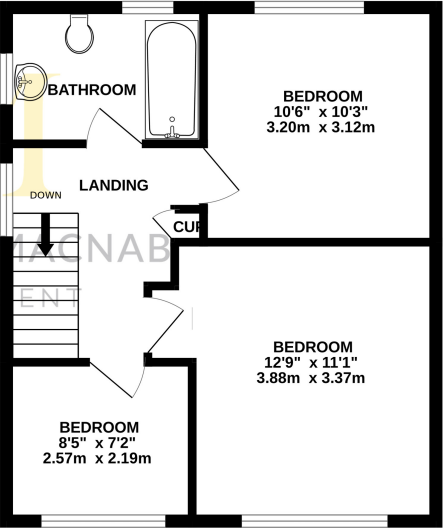




GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	