



Stable Cottage, Cheapside,
Formby, L37 4EY

Offers Over £230,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A welcome surprise awaits behind the modest white gate at Stable Cottage.

This TUCKED AWAY property has ample off-street parking leads to a delightful lawned garden with a seating area, perfect for sunny days relaxing with friends and family.

The cottage itself provides well laid out and proportioned compact but ample accommodation, leading from the entrance hall, with shower room and study off, through to the lounge, kitchen and conservatory. The main bedroom is located to the first floor accessed from a spiral staircase, with a further bedroom to the ground floor.

Take a look through the photographs and virtual tour video to fully appreciate the character of this hidden gem, located on the outskirts of the village, a short walk to the village centre, train station and local amenities.

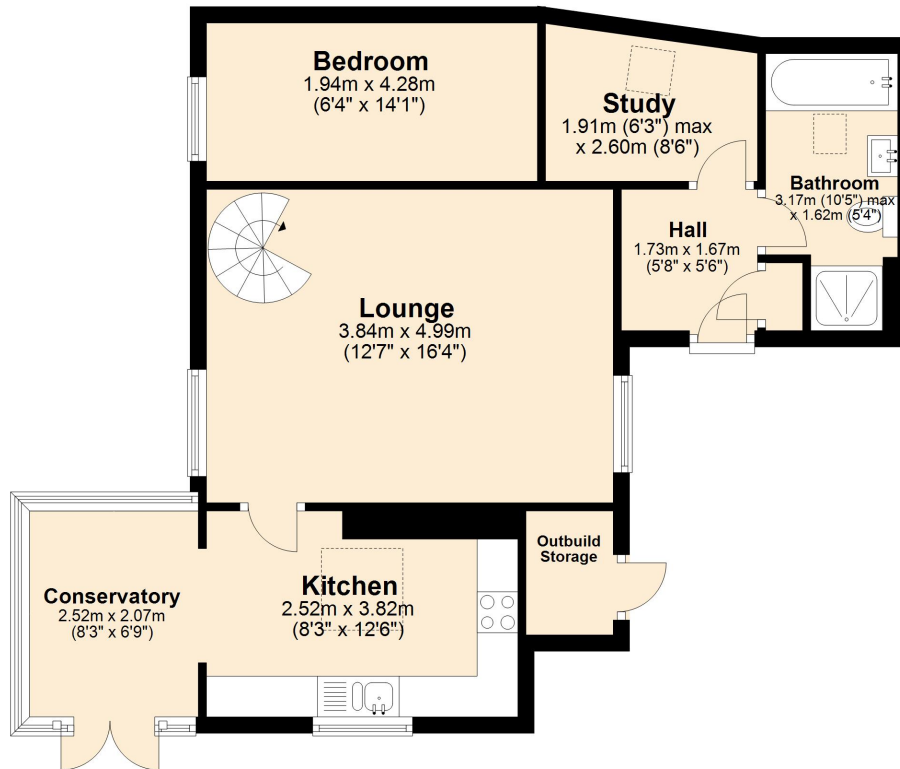
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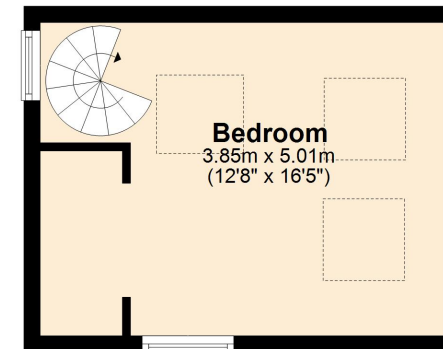
Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



First Floor

Approx. 19.3 sq. metres (207.3 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive
2002/91/EC

