



Cattan Green, Formby,
L37 8BX

Offers Over £325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

If you have pets or energetic children, this location could not be better. The property is positioned at the head of a CUL-DE-SAC overlooking open green space for all to enjoy.

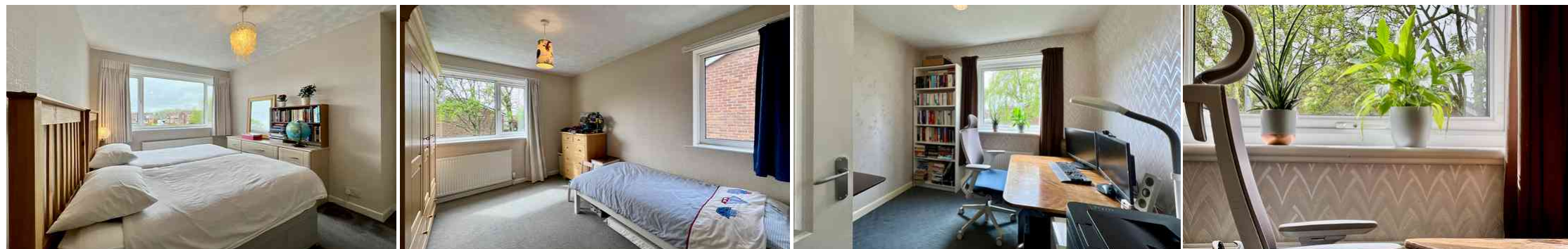
The EXTENDED DETACHED HOUSE has been maintained to a high standard and offers a blank canvas for the new owner.

The internal floor area exceeds 1,200 sq ft, and the accommodation flows with a front-facing lounge leading into the dining area and the kitchen adjacent. The ground floor layout offers the perfect opportunity to create an OPEN PLAN KITCHEN/DINER without extending and a separate lounge.

Upstairs, there are THREE BEDROOMS and a family bathroom.

The rear garden is enclosed and generous in size. There is also a GARAGE.

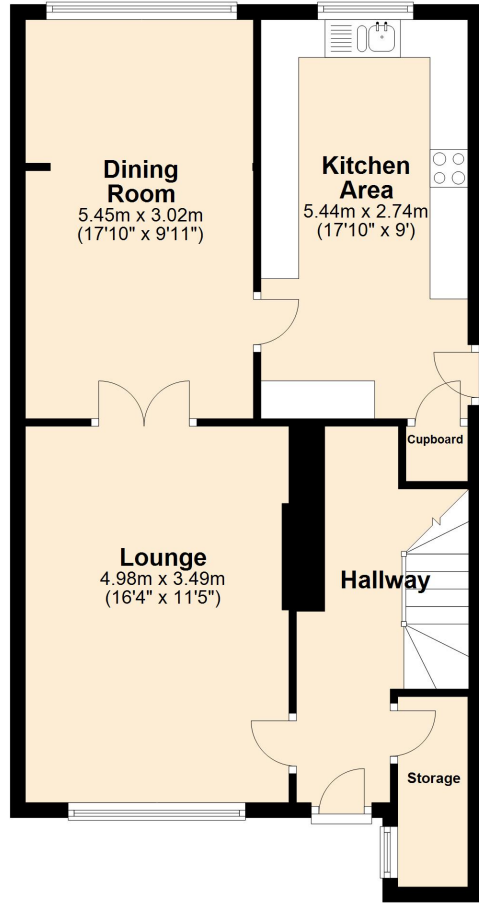
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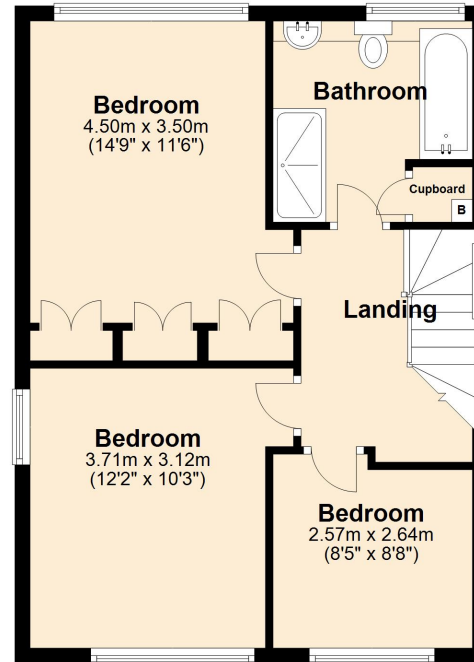
Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 113.2 sq. metres (1218.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

