



Norris Way, Formby,
L37 8DB

**OFFERS OVER
£230,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

A great opportunity to transform this extended family home, offered CHAIN FREE and priced to reflect the need for modernisation.

Tucked away in a quiet cul-de-sac on a popular and established estate, this THREE-BEDROOM SEMI-DETACHED HOME offers excellent scope to update and improve, creating your perfect long-term home.

The property already benefits from a REAR EXTENSION and EN-SUITE TO THE MAIN BEDROOM, while the WEST-FACING GARDEN provides a private outdoor space ideal for relaxing or entertaining.

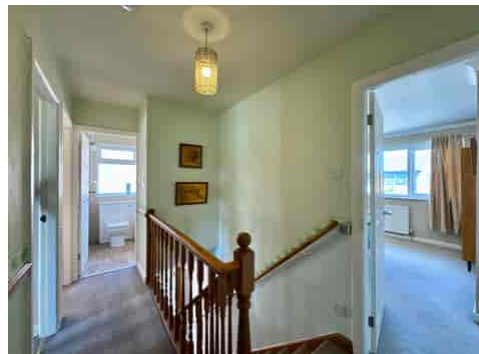
Internally, the property comprises a SPACIOUS FRONT LOUNGE, a separate DINING ROOM, and an extended SITTING ROOM with patio doors opening onto the garden. The KITCHEN overlooks the rear garden.

Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, including the main bedroom with an EN-SUITE SHOWER ROOM, plus a FAMILY BATHROOM.

Outside, there is a LAWNED FRONT GARDEN, a DRIVEWAY LEADING TO A DETACHED GARAGE, and a WEST-FACING REAR GARDEN with patio area and lawn.

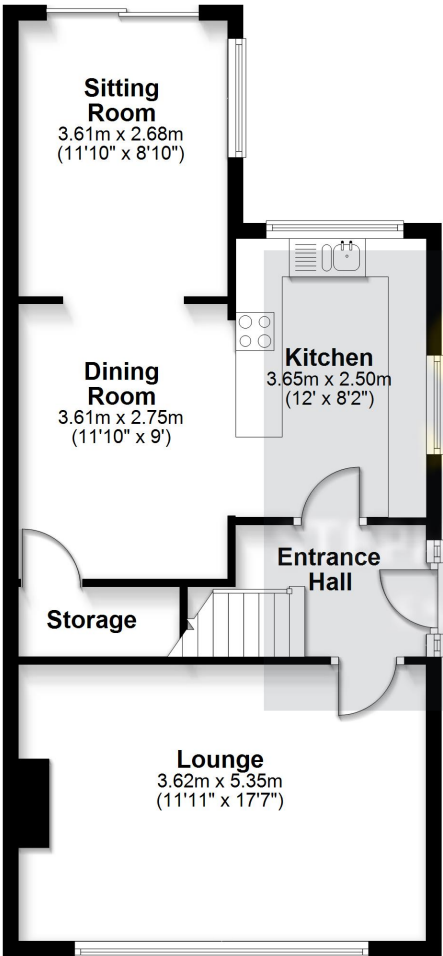
Call to arrange your viewing on 01704 516 626.





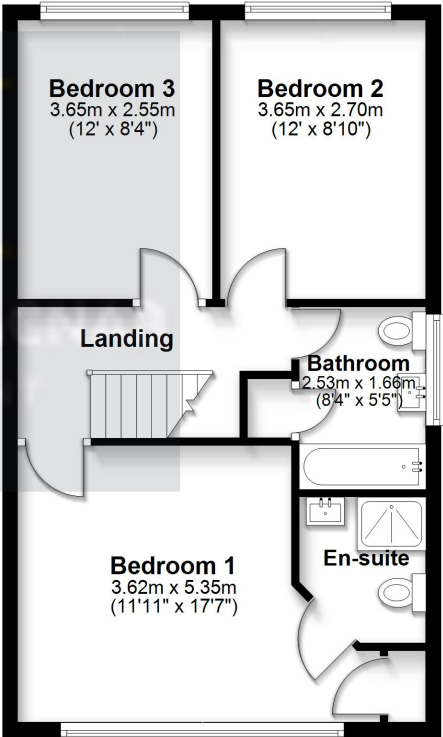
Ground Floor

Approx. 57.1 sq. metres (614.1 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



Total area: approx. 105.7 sq. metres (1137.6 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		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 