



Ennerdale Road,
Formby, L37 2EA

OFFERS OVER
£375,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This DETACHED family home occupies a GENEROUS CORNER PLOT, providing an excellent balance of internal living space and outside amenity. Already WELL-PRESENTED, the property offers SIGNIFICANT POTENTIAL for extension and reconfiguration to suit a growing family's needs.

The ground floor layout includes a welcoming ENTRANCE HALL with access to a bright LOUNGE, a separate DINING ROOM, a recently refurbished DOWNSTAIRS WC, and a fitted KITCHEN with integrated appliances. To the side, the property benefits from a DOUBLE GARAGE and ample DRIVEWAY PARKING, including space for a motorhome.

Upstairs, there are THREE BEDROOMS, including a generous main, along with the family BATHROOM. Buyers seeking to add further accommodation will note the EXCELLENT POTENTIAL TO EXTEND over the double garage. Similarly, the LOFT SPACE offers scope for conversion, subject to the necessary permissions.

Externally, the GARDENS WRAP AROUND the property, with plenty of lawn space and mature planting, offering privacy and scope for landscaping. This is a home that works perfectly as it stands, but one that also allows its next owners to realise an exciting vision for the future.

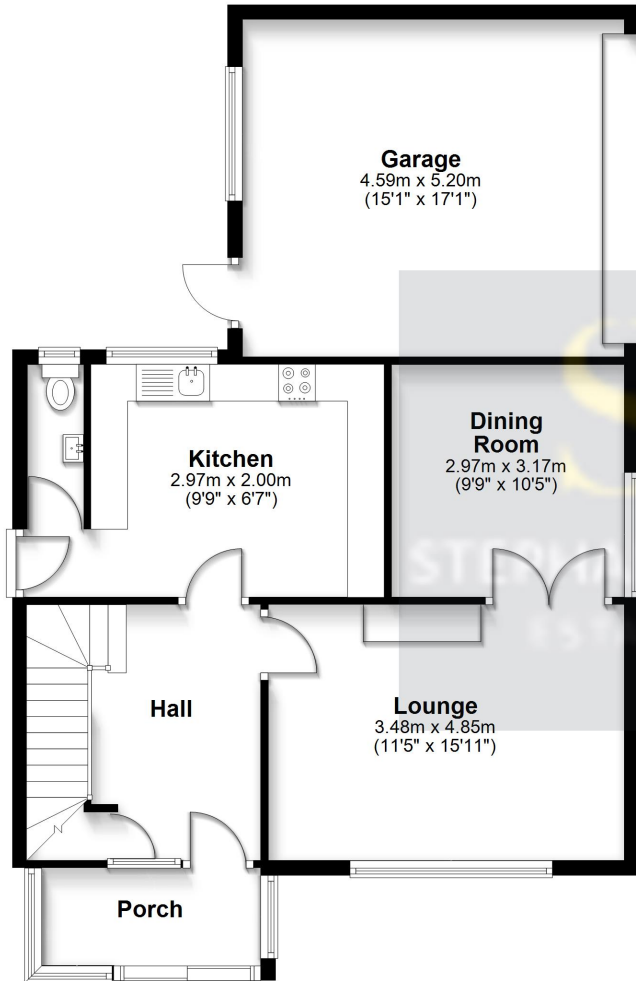






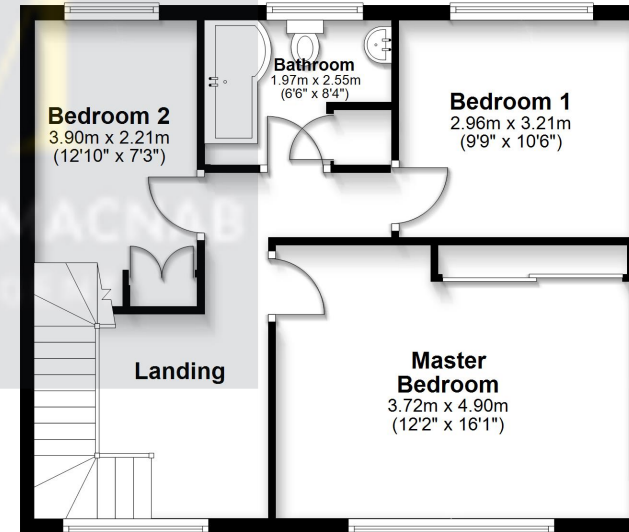
Ground Floor

Approx. 82.9 sq. metres (892.7 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



Total area: approx. 137.7 sq. metres (1482.3 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |