



Raven Meols Lane,
Formby, L37 4DG

Asking Price £360,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This much-loved home has been cherished for nearly 30 years, evolving to meet the needs of a growing family. One of its standout features is the sunny, SOUTH-FACING, perfect for relaxing and entertaining.

As you arrive, you'll find OFF-ROAD PARKING for two cars. Step inside, and you'll immediately feel the warm, welcoming atmosphere. The front LOUNGE boasts a large bay window and a cosy wood-burning stove, while the rear SITTING ROOM opens up to the garden through elegant French doors.

The KITCHEN is practical and extends into the DINING AREA, with a convenient utility room and WC just beyond.

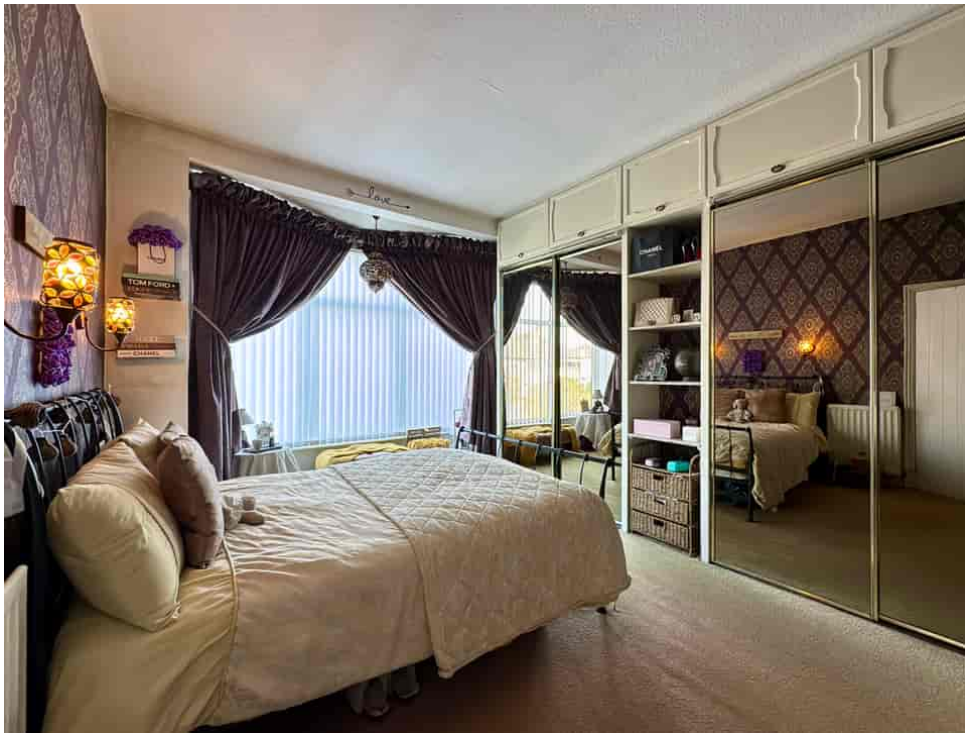
Upstairs, there are THREE BEDROOMS and a modern SHOWER ROOM. The room adjacent to the main bedroom is currently used as a dressing room but could easily serve as a home office or occasional bedroom, depending on your needs.

The rear garden has been a source of joy for the current owners, with its sunny south-facing aspect adding to the property's appeal.

To view, call 01704 516 626.

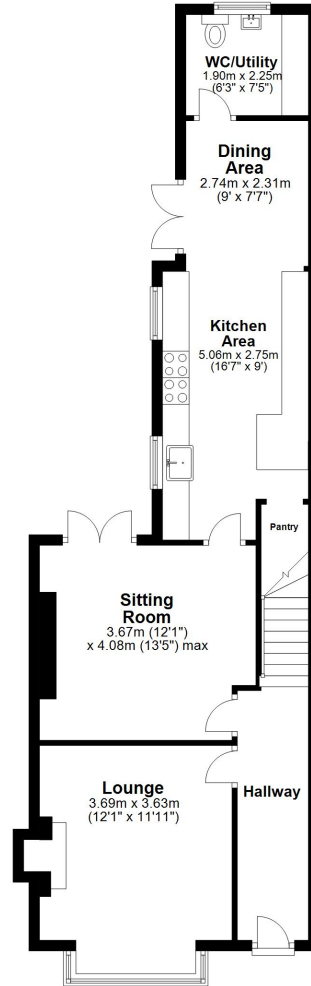






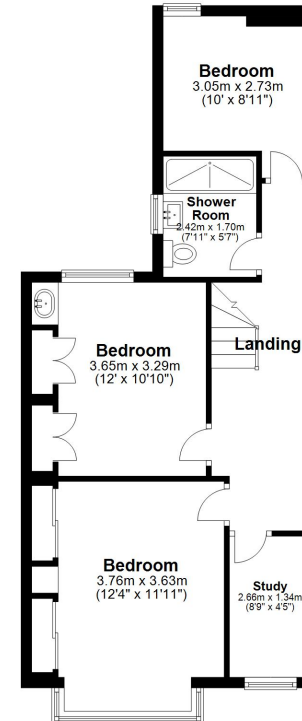
Ground Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 116.4 sq. metres (1252.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		64	80
(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	