



Stanley Road, Formby,
L37 7AN

Offers Over £325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This CHAIN-FREE property is located within the highly sought-after FRESHFIELD area, within WALKING DISTANCE of Freshfield Station and the ever-popular Freshfield Public House.

This has been a much-loved family home that has been WELL MAINTAINED but is now ready for the new owners to take it forward to its next chapter.

The FLOORPLAN illustrates the flow of accommodation from the front DINING ROOM and extended rear LOUNGE, with the modern KITCHEN adjacent.

There are THREE BEDROOMS and a BATHROOM upstairs.

Outside, there is OFF-ROAD parking that leads to the GARAGE and enclosed rear garden.

The rear garden is perfect for energetic children and pets or hosting family and friends during the summer and autumn evenings.

The gardens are large enough to accommodate a further extension, subject to all the usual permissions.

This really is a super property with oodles of potential. Book a viewing and see for yourself.

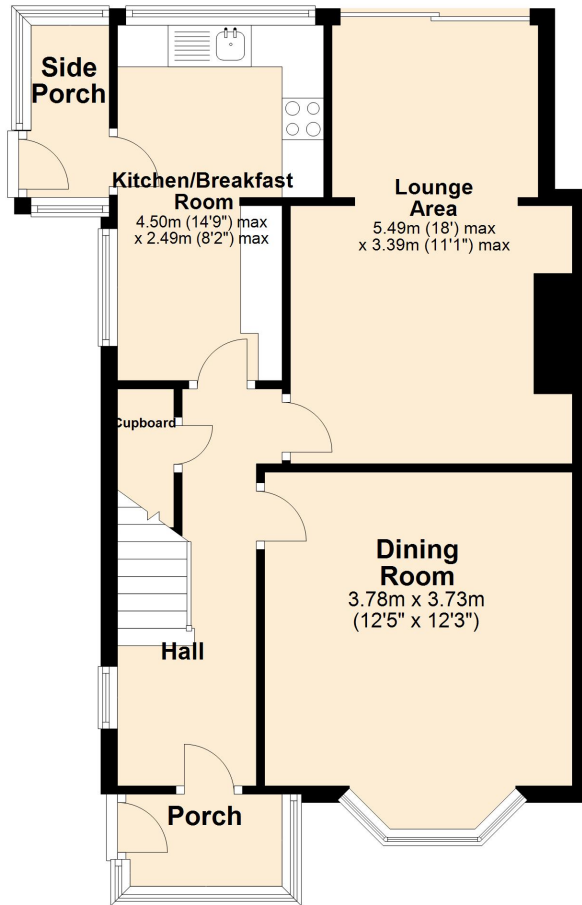
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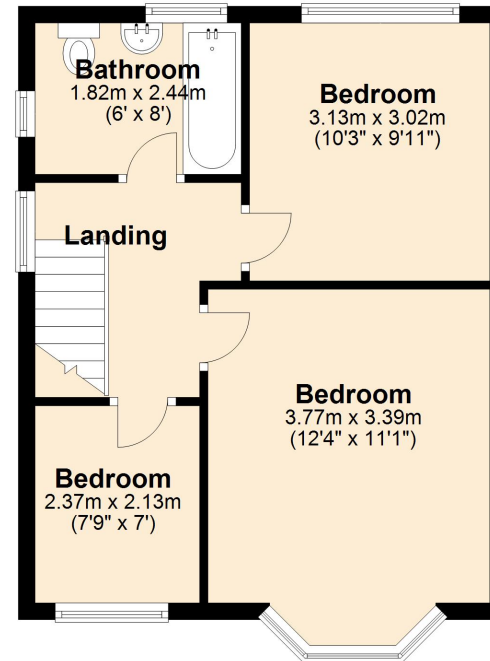
Ground Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 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		
(69-80)	C		
(55-68)	D	64	80
(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	

