



Old Mill Lane, Formby,
L37 3PE

OFFERS OVER
£280,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Charming Edwardian-Style Semi-Detached House with Delightful Victorian Features

Welcome to this beautifully presented SEMI-DETACHED HOUSE, likely built during the Edwardian era with distinct Victorian influences. Nestled in a popular and convenient location, this home offers spacious, CHARACTERFUL accommodation combined with a GENEROUS, MATURE GARDEN that perfectly complements its PERIOD CHARM.

Ground Floor:

Step into the inviting LOUNGE featuring a large bay window that fills the room with natural light. The charming fireplace and classic ceiling rose add a touch of elegance to this welcoming space.

The bright and airy DINING ROOM offers ample space for formal dining, with high ceilings and traditional decor. This leads conveniently to the stylishly updated KITCHEN with modern cabinetry and contrasting countertops, providing a sleek yet practical cooking space.

Beyond the kitchen, a handy UTILITY AREA offers extra storage and laundry facilities. Towards the rear of the property, a versatile SNUG/OFFICE SPACE enjoys views over the garden through patio doors, creating a pleasant environment for working or relaxing.

First Floor:

Upstairs, the property features TWO WELL-PROPORTIONED DOUBLE BEDROOMS, each with its own charm and character. The spacious SHOWER ROOM is attractively styled with a modern suite and benefits from plenty of natural light.

Exterior:

The property enjoys a large rear garden, perfect for those who appreciate outdoor space. Framed by established planting and a neatly kept lawn, it's an ideal spot for relaxation or entertaining. To the front, a private DRIVEWAY provides convenient OFF-ROAD PARKING.

This charming property seamlessly combines period features with the comforts of modern living. Early viewing is highly recommended.

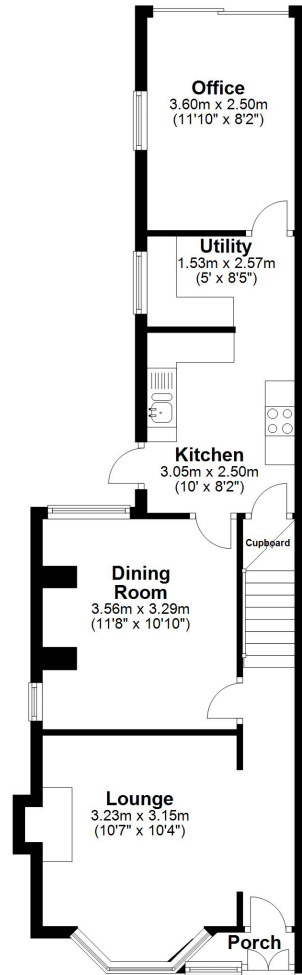






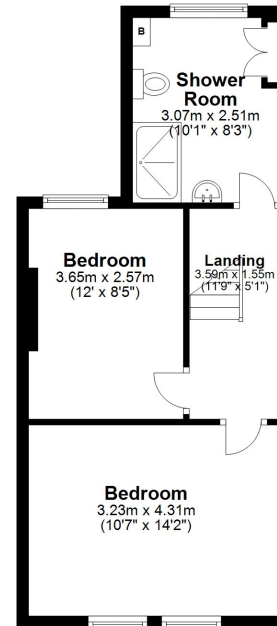
Ground Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 89.0 sq. metres (958.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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	