



Cheapside, Formby,  
L37 4EY

**Offers Over £200,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this 1950's mid-terraced house that is being offered with NO ONWARD CHAIN.

From the moment you cross the threshold, you will be impressed by the bright and spacious rooms. The LOUNGE enjoys a dual aspect, allowing natural light to flood in, making it the perfect space to relax and unwind. The DINING KITCHEN is spacious and features a UTILITY ROOM, providing ample space for all your cooking and laundry needs.

Upstairs, there are THREE BEDROOMS and a family BATHROOM. The main bedroom has fitted wardrobes.

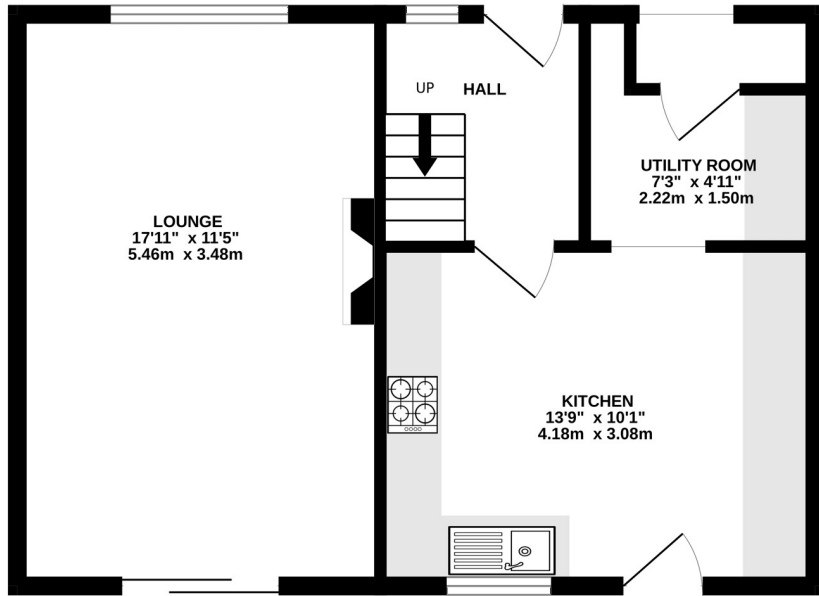
To the front of the property, there is OFF-ROAD parking. The REAR GARDEN is fully enclosed, providing a safe and secure space for children and pets to play. With a sunny SOUTH-FACING rear aspect.

To view, call 01704 516 626. Follow us on Facebook and or Instagram.

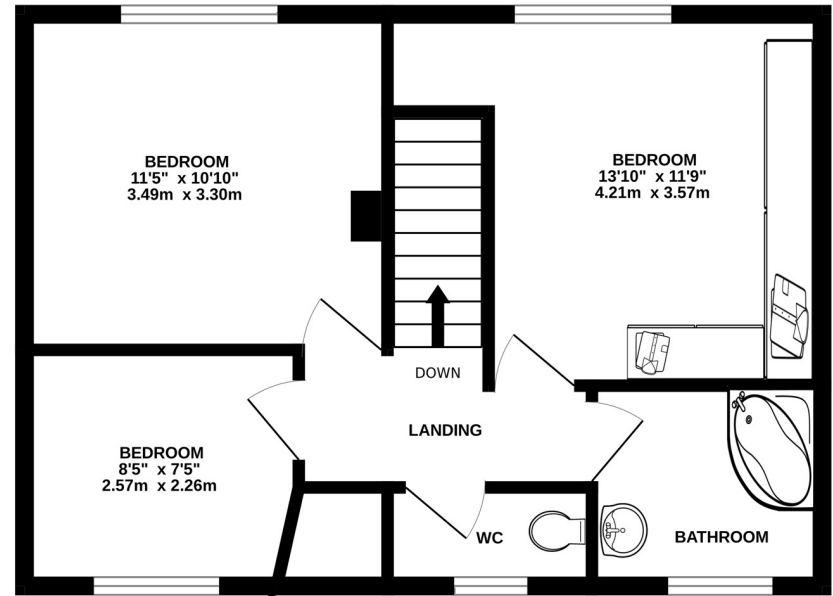




GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

