



Beehive Court, Duke
Street, Formby, L37 4AP

Offers Over £230,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to Beehive Court, a truly special property exuding charm and character, nestled opposite the popular Duke Street Park. If you've been searching for something unique and delightful within walking distance of Formby Village, your search ends here!

Dating back over 200 years, Beehive Court seamlessly blends historic appeal with modern comforts. As you step inside, you'll be greeted by the recently fitted kitchen, leading to the warm and inviting lounge, providing the perfect haven for relaxation after a bustling day.

Heading upstairs, you'll discover two cosy bedrooms and a newly fitted shower room, offering a comfortable and practical layout for modern living.

The former owners have only recently replaced the front windows and installed stylish plantation shutters. The Worcester boiler was replaced in May 2021, ensuring efficient heating and comfort throughout the year. The modern kitchen, fitted in October 2020, perfectly complements the property's historic character. Additionally, the entire cottage has been tastefully redecorated by the current owners, with new flooring adding a touch of elegance to the interior.

Convenience is further amplified by the allocated off-road parking to the rear, currently in use as a seating area, with a bistro table and chairs, taking full advantage of the sunshine.

Don't miss the opportunity to experience the magic of Beehive Court first-hand. Come and take a look for yourself, and we assure you that you won't be disappointed. Schedule a viewing today and let the cottage work its charm on you!

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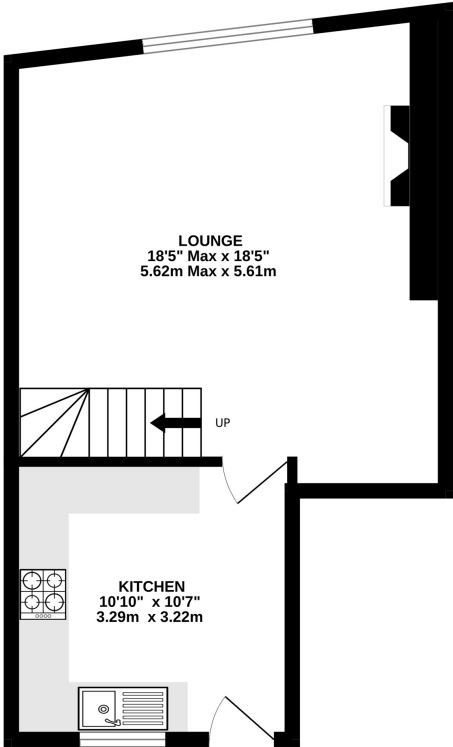
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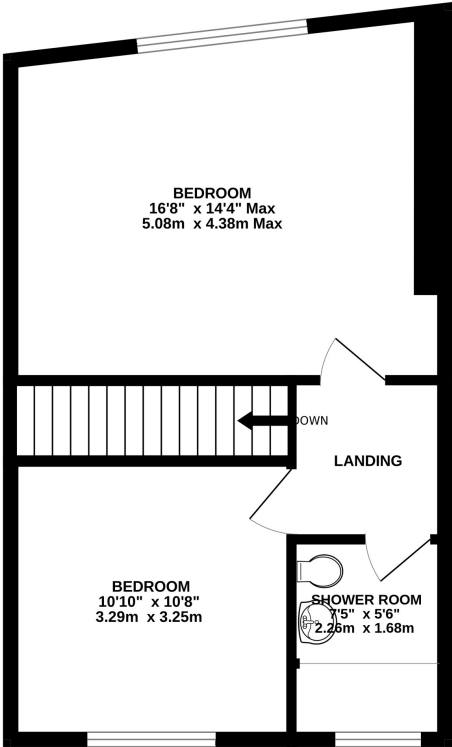




GROUND FLOOR



1ST FLOOR



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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