



Beechwood Drive,
Formby, L37 2DJ

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This delightful family home has been cherished by its current owners for over 50 years and is now ready for a new chapter to begin. Situated in a highly desirable location, the property boasts stunning views over a small wooded area filled with bluebells in Spring. The road is also lined with cherry blossoms, which makes for the most pleasing arrival.

The SPACIOUS accommodation extends to approximately 1,500 sq ft and presents a fantastic opportunity for the new owners to modernise and put their own stamp on it.

On the ground floor, the front-facing SITTING ROOM is perfect for cosy nights in, while the DINING ROOM and KITCHEN offer the potential for an enviable open-plan living space. The LOUNGE overlooks the sunny SOUTH-FACING rear garden, making it an ideal spot to relax and unwind.

Upstairs, the property offers THREE BEDROOMS, an OFFICE, and a family BATHROOM. With some clever reconfiguration, the space could easily be transformed into a FOURTH BEDROOM and EN-SUITE or DRESSING ROOM to the main bedroom, providing ample space for a growing family.

Externally, the property benefits from OFF-ROAD PARKING and a detached GARAGE. The REAR GARDEN is a real feature of this home and presents a wonderful opportunity for green-fingered enthusiasts to create a beautiful outdoor space.

With NO ONWARD CHAIN, this property is ready and waiting for its new owners to make their mark.

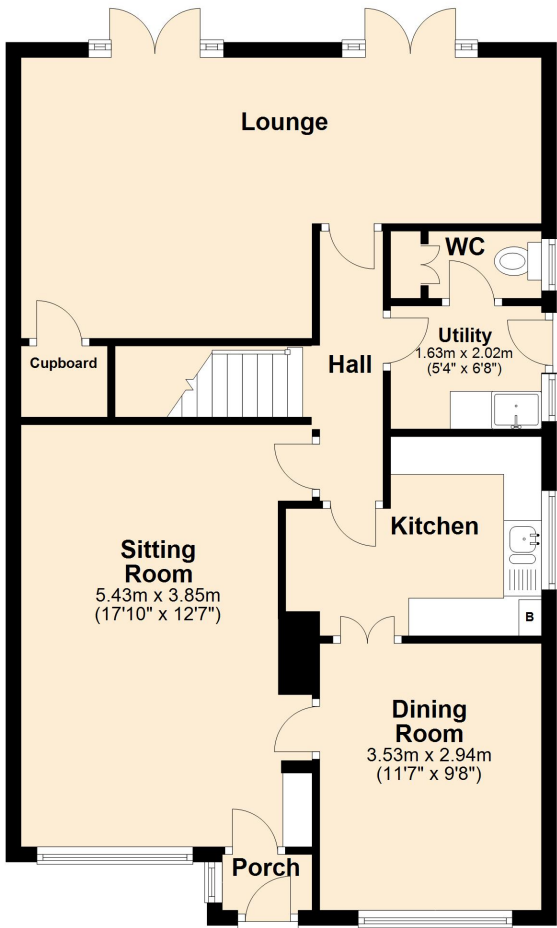
If you are looking for a much-loved family home with plenty of potential, then look no further. Call now to arrange a viewing on 01704 516 626.





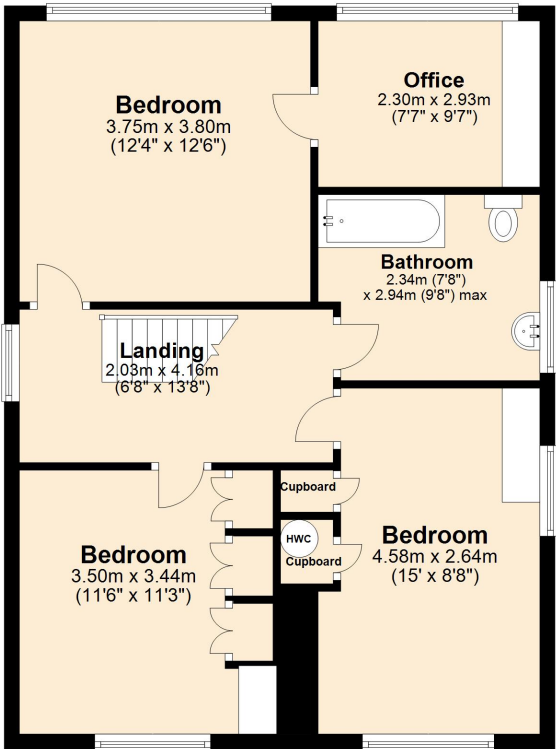
Ground Floor

Approx. 75.5 sq. metres (812.3 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 140.2 sq. metres (1509.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	