



Cheapside, Formby,  
L37 4EZ

**Offers Over £250,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



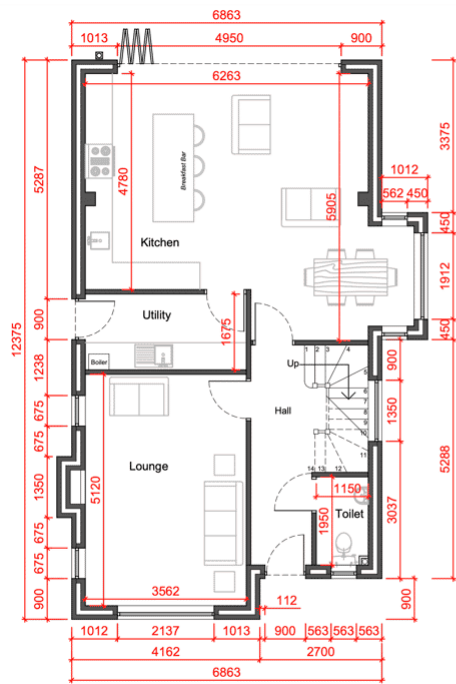
This FREEHOLD COTTAGE occupies a GENEROUS CORNER PLOT and offers rare and exciting DEVELOPMENT POTENTIAL (subject to planning). Buyers have the option to EXTEND THE EXISTING DWELLING to create a larger home or to explore the possibility of a SEPARATE BUILDING PLOT. The property is also suited to those looking for a project, with scope to improve and modernise throughout.

The accommodation begins with a hallway leading into a BRIGHT THROUGH LOUNGE with dual-aspect windows. The KITCHEN is fitted with shaker-style cabinetry and an integrated oven, with an ADJACENT DINING AREA. A GROUND FLOOR SHOWER ROOM adds to the practicality of the layout.

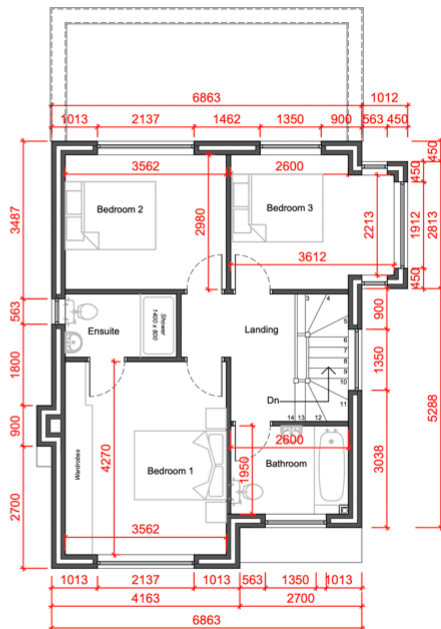
Upstairs, there are THREE BEDROOMS of good proportions, each offering scope for redecoration and personalisation..

Externally, the OUTSIDE SPACE IS A REAL HIGHLIGHT. The CORNER PLOT garden is wide and private, screened by mature trees and shrubs, and offers AMPLE SPACE FOR LANDSCAPING, outdoor use or further development (subject to planning). The frontage provides OFF-ROAD PARKING and there is a GARAGE attached to the property.





Proposed Ground

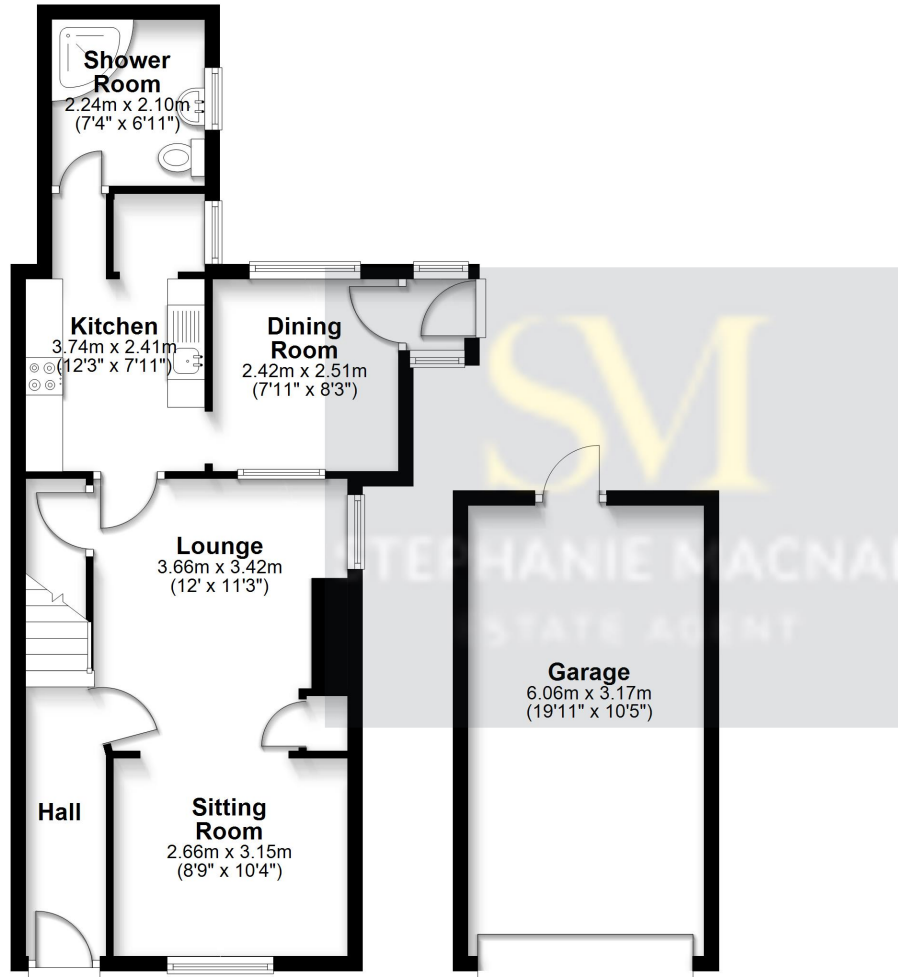


Proposed First



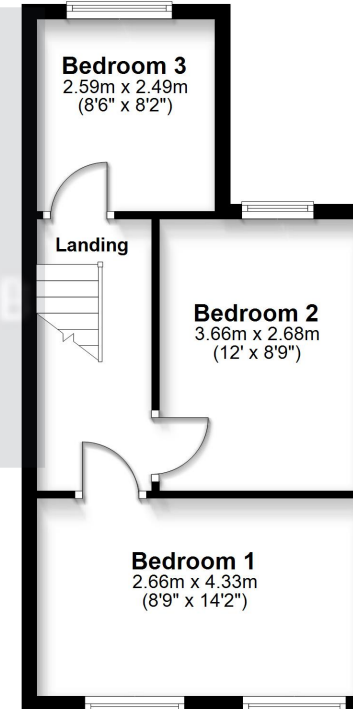
## Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 102.7 sq. metres (1105.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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