



Church Road,  
Formby, L37 3NA

**Offers Over £350,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This SUBSTANTIAL home offers a HUGE AMOUNT OF SPACE for a large family or maybe MULTI-GENERATIONAL LIVING. We encourage you to look at the FLOORPLAN or arrange a viewing and see how this property might work for you.

LOCATION and ORIENTATION are two other key factors. The property is within walking distance of the Village and has a WEST-facing rear garden.

The accommodation can be utilised in its current form or re-configured to create the much-desired OPEN PLAN living space. There are currently THREE RECEPTION rooms, so there's certainly scope for a large HOME OFFICE if required.

Upstairs, there are FIVE BEDROOMS and a family BATHROOM. There are two DOUBLE bedrooms, which share a Jack and Jill SHOWER ROOM. The perfect arrangement for teenage children.

The LOFT ROOM is fully boarded a useful storage solution.

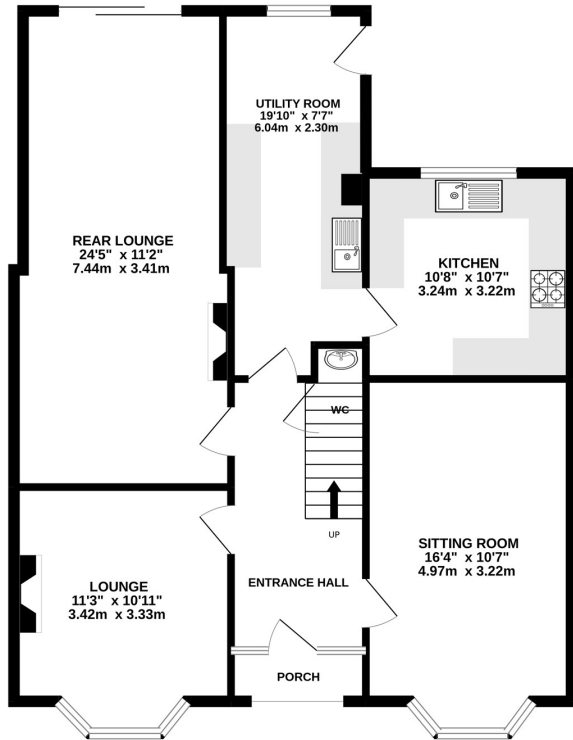
Outside, there is OFF-ROAD parking for SEVERAL cars. The rear garden is enclosed.

There is NO ONWARD CHAIN. Call to view 01704 516 626.

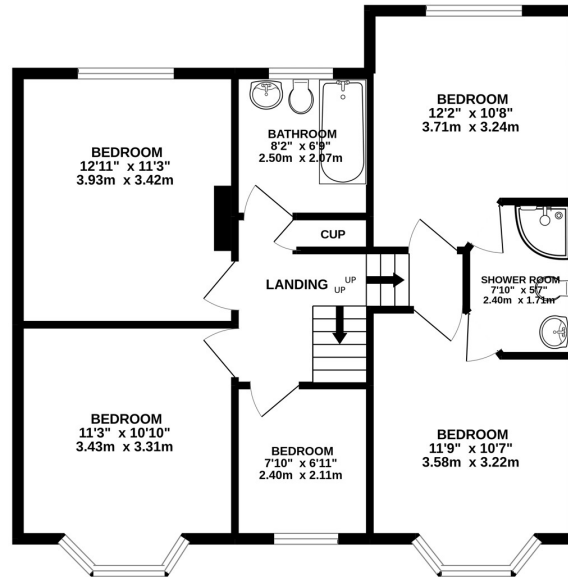




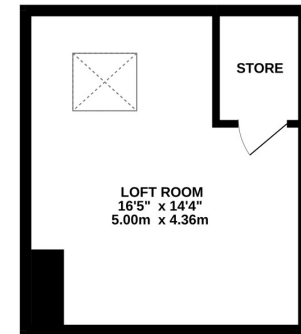
GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



2ND FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 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>		83
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(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	

