



Ashcroft Road, Formby,
L37 6BL

Offers Over £240,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Situated in a popular area of Formby, this THREE-BEDROOM SEMI-DETACHED HOME benefits from a WEST-FACING REAR GARDEN, perfect for enjoying the afternoon and evening sun.

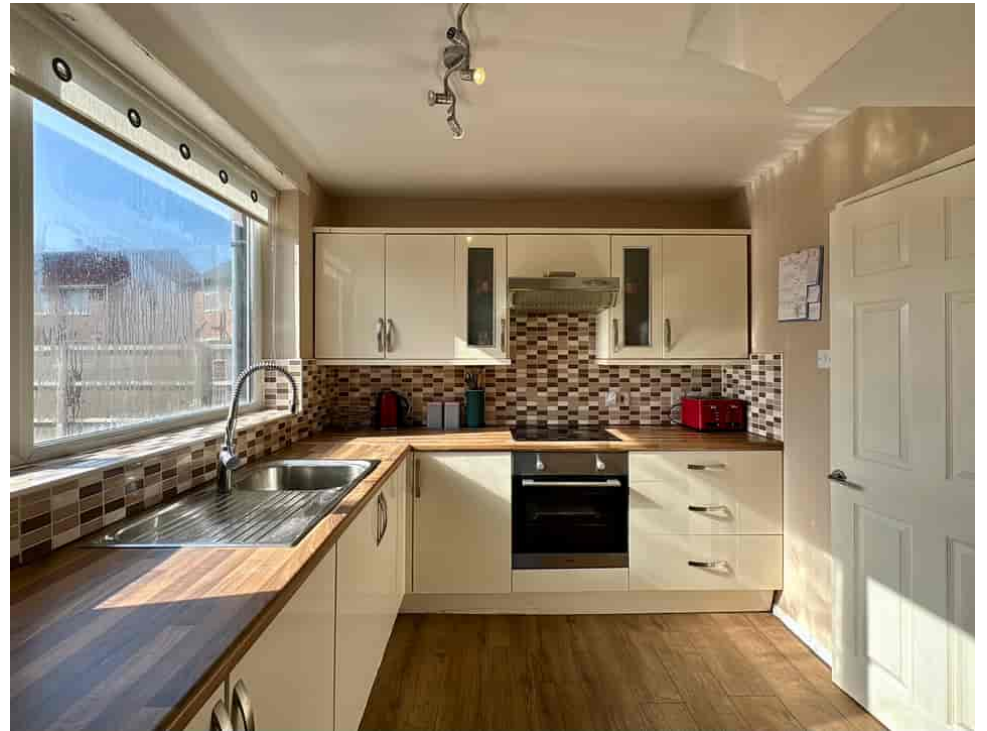
As you arrive, you'll appreciate the spacious front garden and driveway, offering ample OFF-ROAD PARKING and leading to the GARAGE.

Inside, the FLOORPLAN showcases a well-thought-out layout. The ENTRANCE HALL welcomes you into the home, leading to a front-facing LOUNGE and a DINING AREA that overlooks the garden. The KITCHEN is a practical space, complemented by an extended UTILITY AREA behind the garage, providing additional convenience.

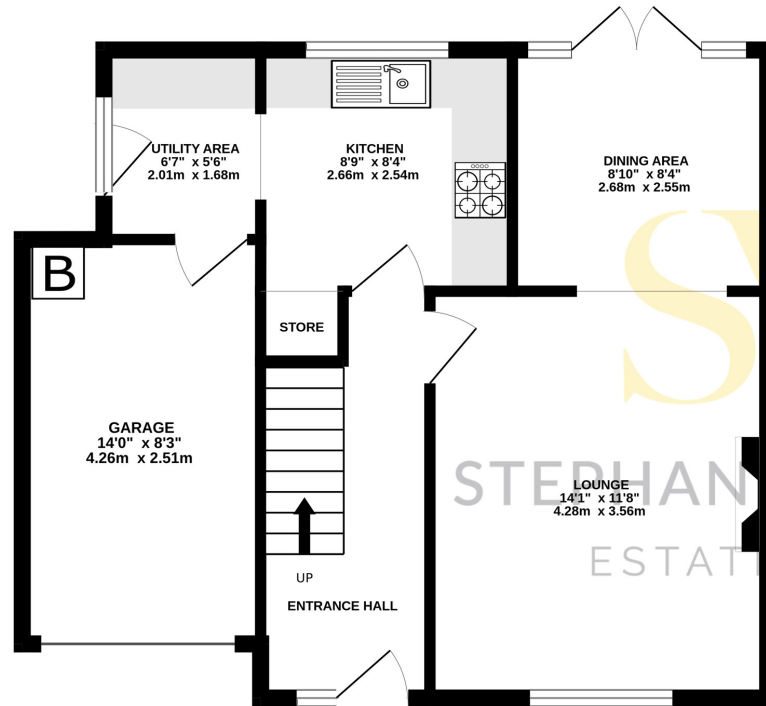
Upstairs, the property offers well-proportioned BEDROOMS and a BATHROOM.

Don't miss out – call us today on 01704 516 626 to arrange your viewing!

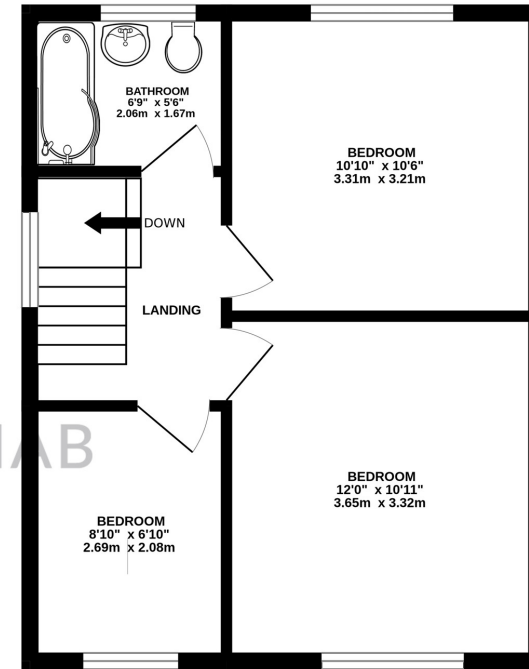




GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		69
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

