



Gorse Way, Formby,
L37 1PB

£450,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to Gorse Way, Formby.

This spacious property, offering over 1,570 sq. ft. of living space, presents an exciting opportunity to create your dream home. While it has been well-maintained by the same owner for nearly five decades, it's ready for some modernisation, giving you a blank canvas to add your personal touch.

Inside, you'll find a bright and airy through LOUNGE/DINING AREA with patio doors that open up to the garden, blending indoor and outdoor spaces. The KITCHEN, overlooking the rear garden, provides a lovely spot for meal prep, and there's a convenient GROUND-FLOOR WC.

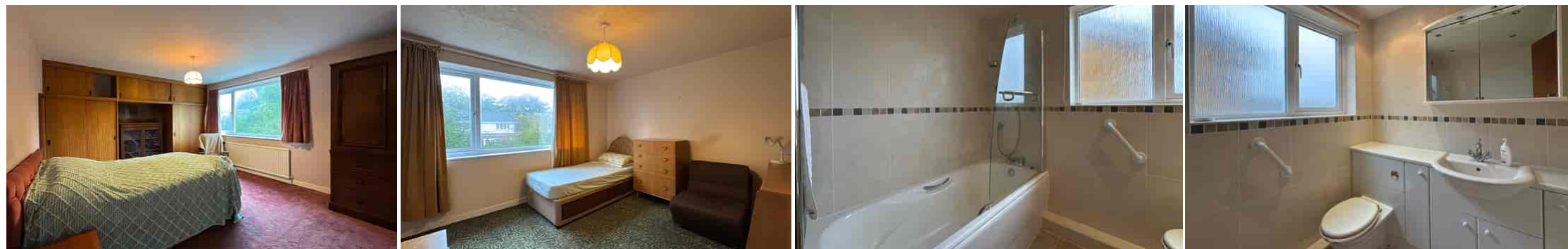
Upstairs, there are FOUR BEDROOMS and a BATHROOM, offering plenty of space for the whole family.

Outside, the FRONT GARDEN with a lawn and paved driveway leads to the GARAGE, while the WEST-FACING REAR GARDEN is ideal for children, pets, or gardening enthusiasts. The Alpine garden, with its snowdrops and violets, adds a charming touch.

Located in the popular Formby area NEAR LARKHILL LANE, this home is close to well-regarded schools, local amenities, and just a short distance from the beautiful BEACH and PINWOODS—perfect for those who love the outdoors.

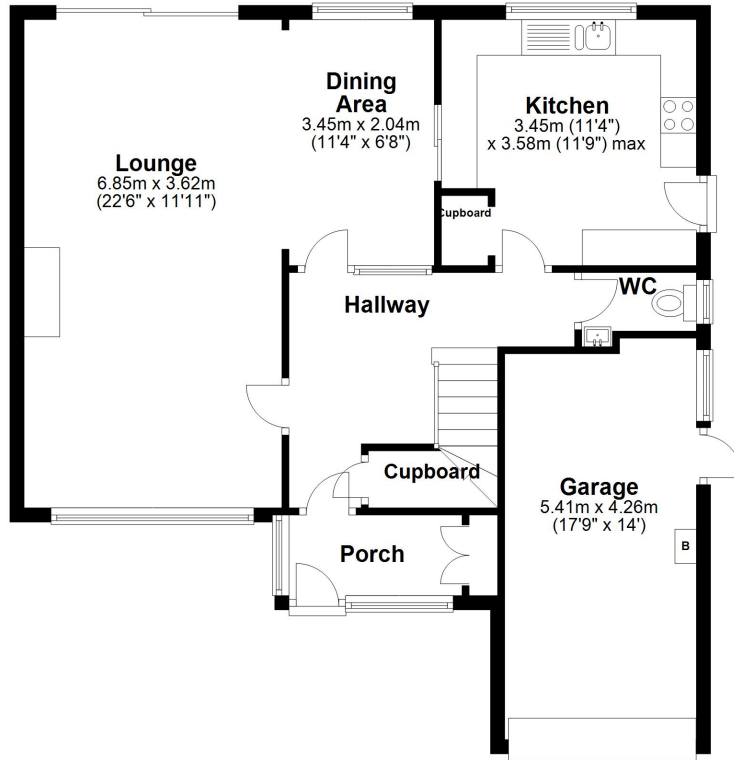
This FREEHOLD property is offered with NO ONWARD CHAIN, and we recommend an in-person viewing to fully appreciate the potential it offers.

For more information or to arrange a viewing, please call 01704 516 626.

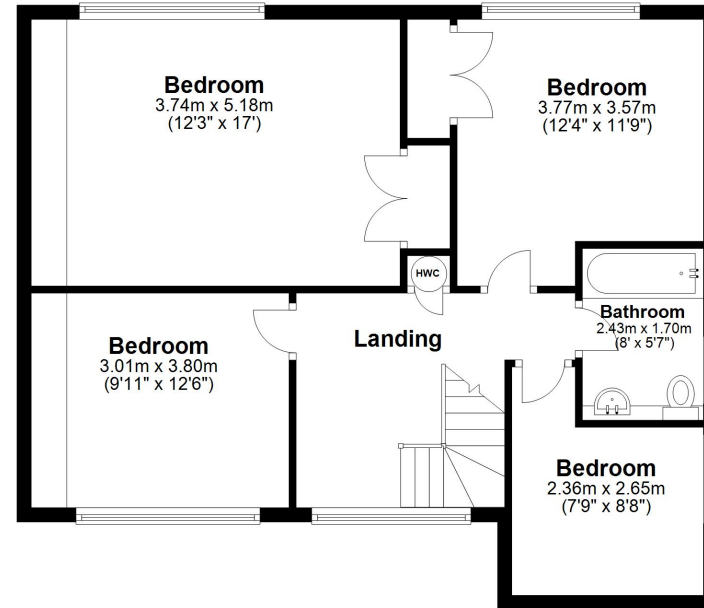




Ground Floor
Approx. 76.8 sq. metres (826.8 sq. feet)



First Floor
Approx. 69.5 sq. metres (747.7 sq. feet)



Total area: approx. 146.3 sq. metres (1574.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

