



48 Duke Street,
Formby, Liverpool,
Merseyside, L37 4AT

Offers Over £220,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to a BLANK CANVAS awaiting your own creative touches, located a stone's throw from the heart of Formby Village! A short walk away from local amenities, pubs, cafes and restaurants, as well as Formby Pool and the renowned Pinewoods, sand dunes and beach. This end-terrace COTTAGE on Duke Street presents an exciting opportunity for those seeking to craft their own dream home.

As you approach, envision the potential of the front and side gardens leading to the main entrance. Inside, the CURRENT LAYOUT comprises an INNER HALLWAY, a cosy FRONT LOUNGE, a DINING ROOM, and a rear KITCHEN with a UTILITY ROOM beyond; while functional, it is poised for a modern makeover.

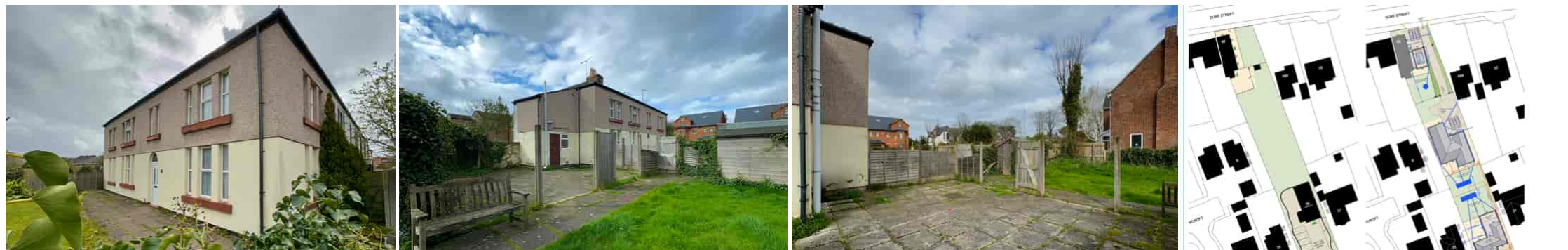
Upstairs, THREE DOUBLE BEDROOMS promise comfortable living, complemented by a FAMILY BATHROOM ready for rejuvenation.

The real allure lies in the PLANNING PERMISSION secured for a TOTAL REIMAGINATION of the GROUND FLOOR. Imagine a stunning open-plan kitchen diner, and family space, ideal for modern living, while maintaining the charm of the intimate front reception room.

FREEHOLD and offered for sale with NO ONWARD CHAIN.

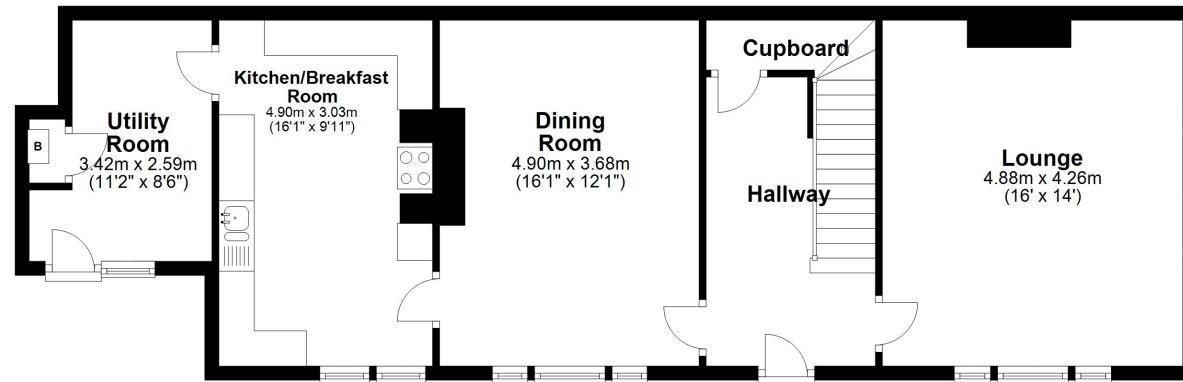
Seize the opportunity to breathe new life into this property and craft a home that reflects your unique style and vision. Don't miss out—contact us today at 01704 516 626 to arrange a viewing and embark on the journey to realising your dream home.

Stay updated by registering your details and following us on Facebook and Instagram. Your dream home transformation starts here!



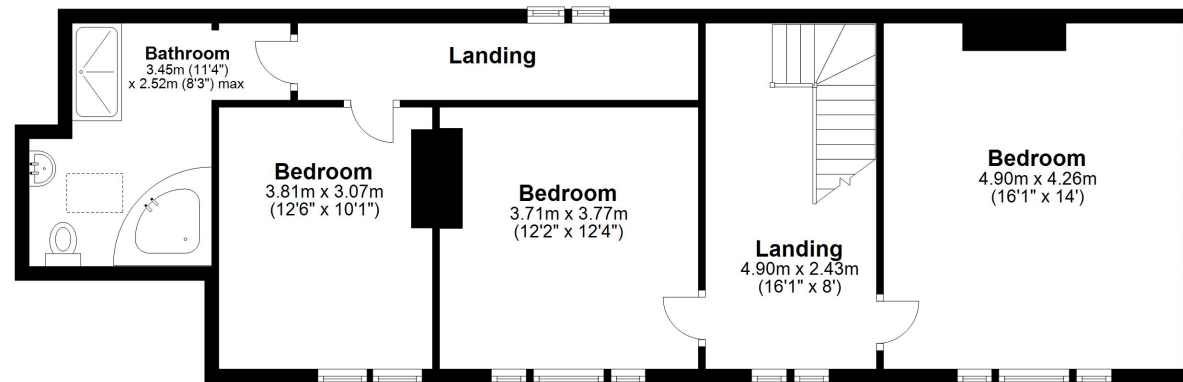
Ground Floor

Approx. 75.3 sq. metres (810.6 sq. feet)



First Floor

Approx. 76.1 sq. metres (818.7 sq. feet)



Total area: approx. 151.4 sq. metres (1629.3 sq. feet)

Plan produced using PlanUp.

