



Green Lane, Formby,
L37 7EB

OFFERS OVER
£300,000

SM

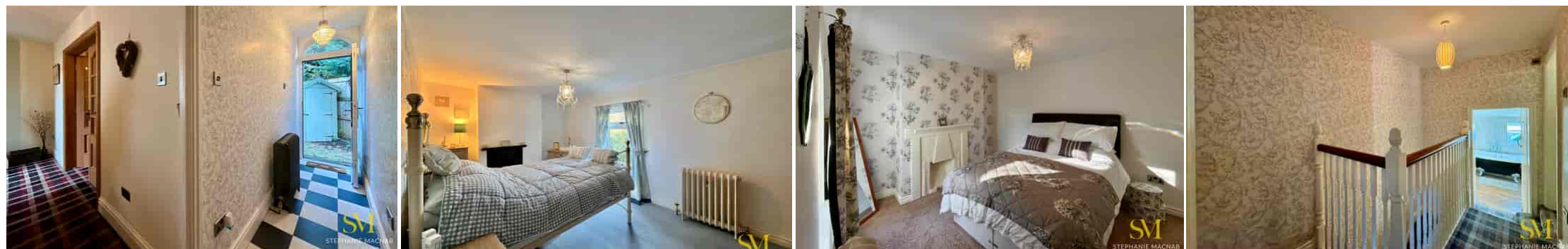
STEPHANIE MACNAB
ESTATE AGENT

Tucked away in a quiet and little-known spot in Freshfield, this charming cottage is a genuine hidden gem. Perfect as a first home, a downsizing move, or even an Airbnb opportunity, the location is excellent.

Inside, the property offers two inviting entertaining rooms, both FULL OF CHARACTER and ideal for relaxed living or dining. The layout flows naturally into the conservatory, which enjoys a lovely outlook over the DELIGHTFUL COURTYARD GARDEN, creating a welcoming everyday space. The kitchen is well arranged, with good storage and access to the outside area.

Upstairs, there are two well-proportioned double bedrooms, each with a pleasant aspect. The bathroom features a ROLL TOP BATH, adding a touch of charm and comfort rarely found at this price point. The overall feeling is warm, cosy and homely — a cottage that instantly makes you feel settled.

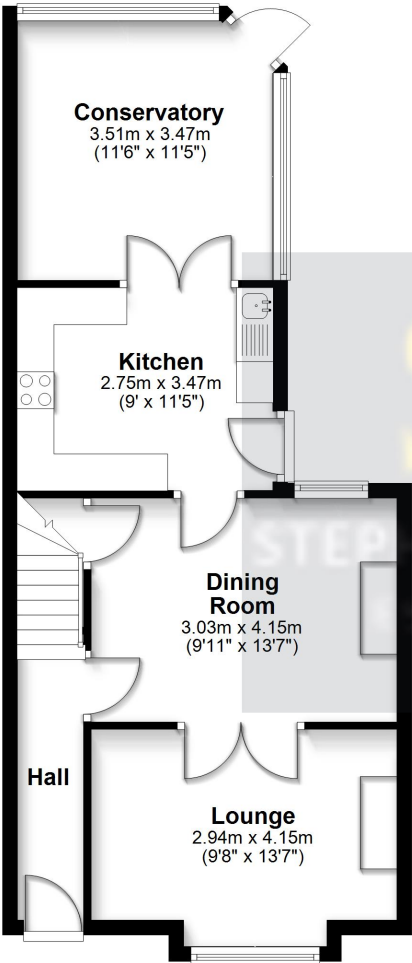
Outside, the courtyard garden provides an attractive, low-maintenance space to sit out, entertain or enjoy a morning coffee. This is a rare opportunity to secure a cottage with genuine personality in one of Formby's most desirable pockets





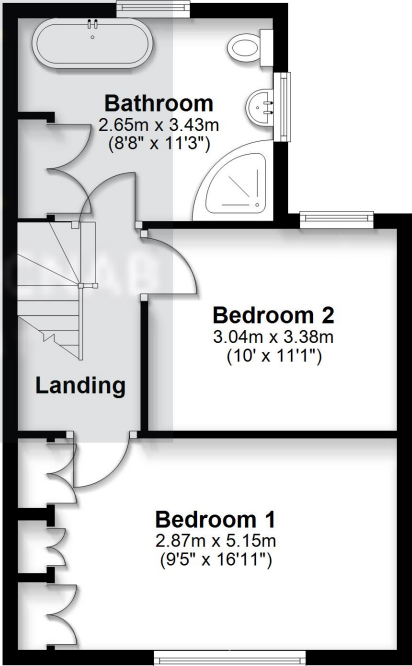
Ground Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.0 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+) A		76
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

