



Park Road, Formby,
L37 6EN

£280,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A well presented and extended THREE BEDROOM semi-detached home with a WEST FACING REAR GARDEN, DETACHED GARAGE and an open aspect to the front. The property has been carefully IMPROVED and MAINTAINED, offering ready-to-move-into accommodation with practical upgrades including a RECENTLY FITTED BATHROOM and a ventilation system designed to manage condensation. Positioned on Park Road, the open outlook to the front is a feature the current owner has particularly enjoyed.

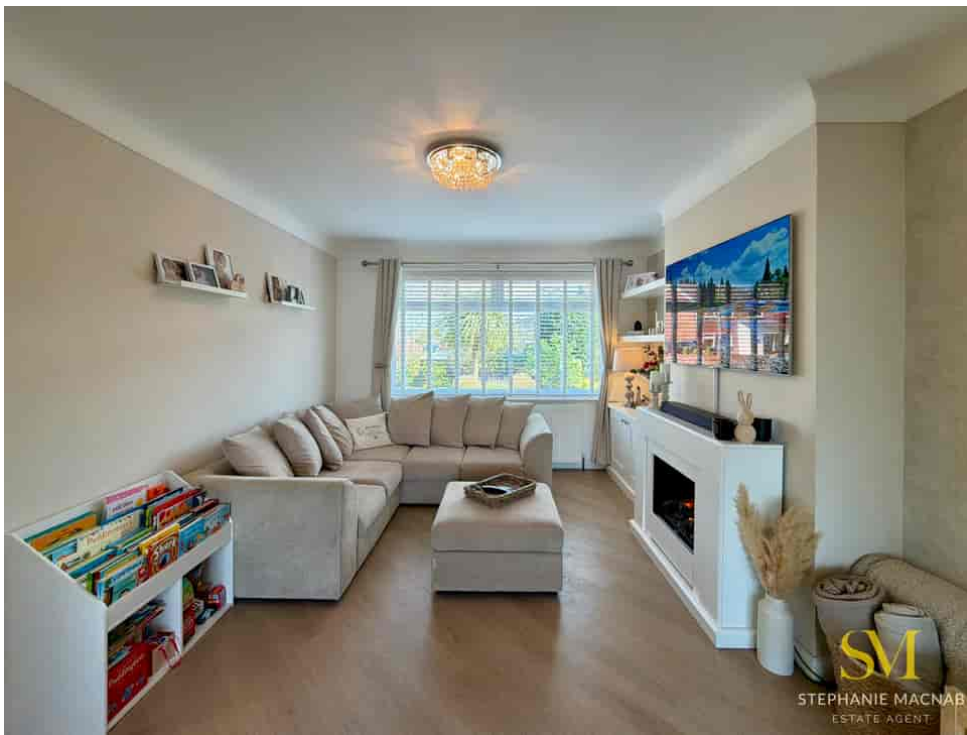
The accommodation is well arranged, with a welcoming HALL and ground-floor WC. The main living space is a THROUGH LOUNGE/DINING ROOM, with the lounge area to the front enjoying a pleasant outlook, and the dining area to the rear overlooking the garden. The KITCHEN sits adjacent, fitted with modern units and integrated appliances, and provides access out to the rear.

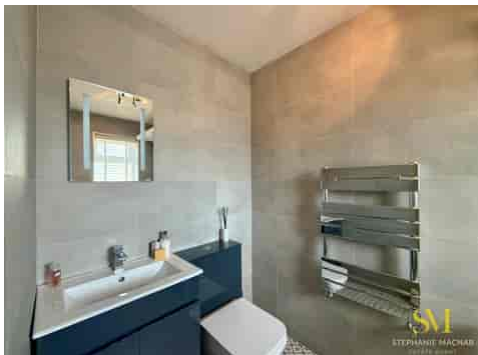
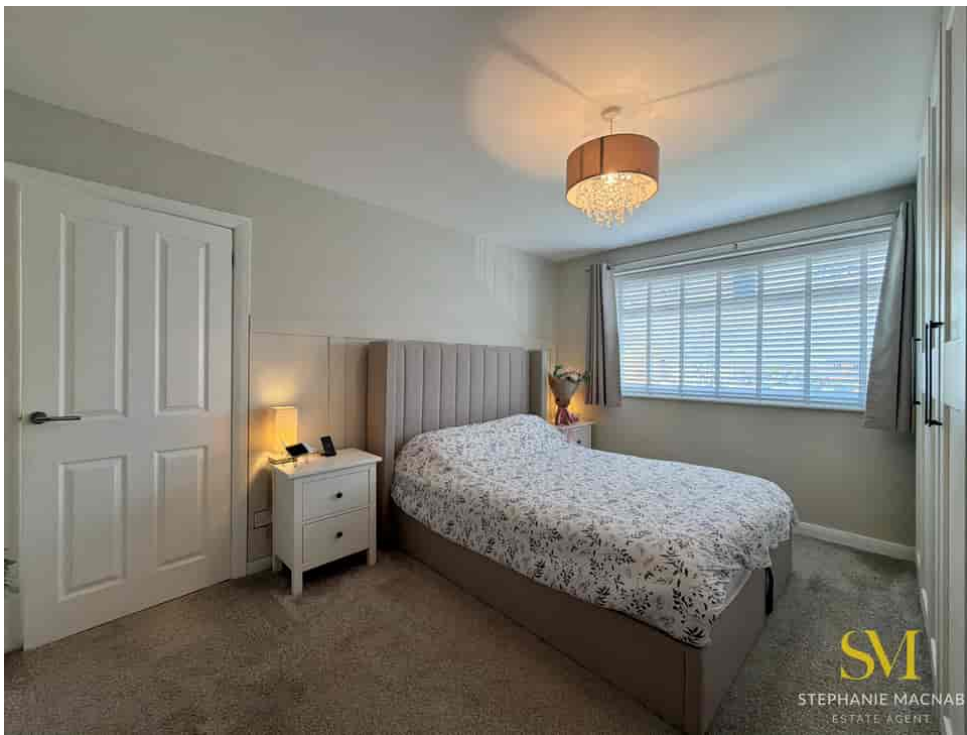
On the first floor, there are three bedrooms comprising a good-sized MAIN BEDROOM, a well-proportioned SECOND BEDROOM and a THIRD BEDROOM suitable as a nursery, study or single room. The BATHROOM has been recently upgraded with a contemporary suite, and the landing provides access to all rooms.

Externally, the property benefits from a WEST-FACING REAR GARDEN, enjoying afternoon and evening sun, with patio and lawned areas. There is a DETACHED GARAGE with an adjoining SHED, and off-road parking to the front. The open aspect adds to the overall sense of space to the frontage.

Overall, a well-cared-for home in a convenient and established location, offering buyers a straightforward move with key improvements already in place. NO ONWARD CHAIN.







Ground Floor

Approx. 70.2 sq. metres (755.9 sq. feet)



Total area: approx. 113.9 sq. metres (1226.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(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	