



Duke Street, Formby,
L37 4AT

Offers Over £475,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this delightful FOUR-BEDROOM semi-detached house plus rear ANNEXE, located just a stone's throw away from the Village. BUILT IN 1928, this CHARMING and UNIQUE property is filled with CHARACTER and is sure to impress any potential buyer.

With its original rear garage and accommodation block, the property boasts a GENEROUS 3,000 sq ft of LIVING SPACE, offering ample room for a FAMILY or MULTI-GENERATIONAL LIVING. Set on a stunning PLOT of 0.23 of an ACRE, with a sunny SOUTH-FACING rear aspect.

As you step inside the main dwelling, you will be greeted by a welcoming HALLWAY leading to a spacious LIVING ROOM. The SITTING ROOM overlooks the rear garden. The KITCHEN was installed in 2019 and is well-equipped.

Upstairs, you will find FOUR GENEROUSLY SIZED BEDROOMS and a FAMILY BATHROOM. Discount Bathrooms of Birkdale completed the refit in 2021, creating a tasteful and stylish space, the perfect place to relax and unwind after a busy day.

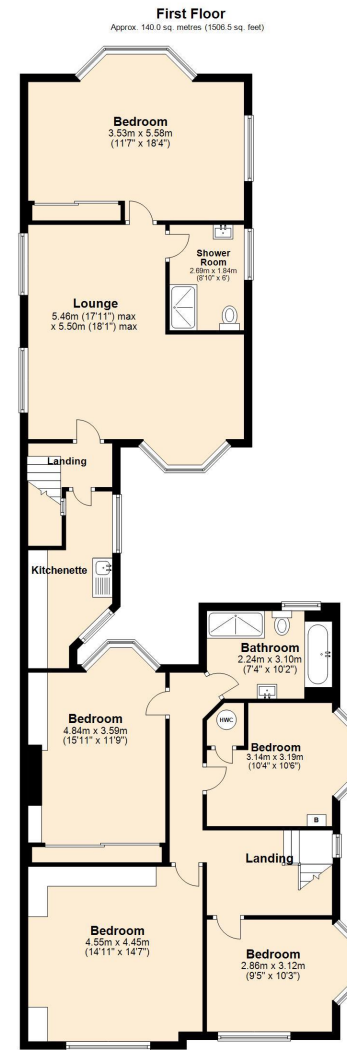
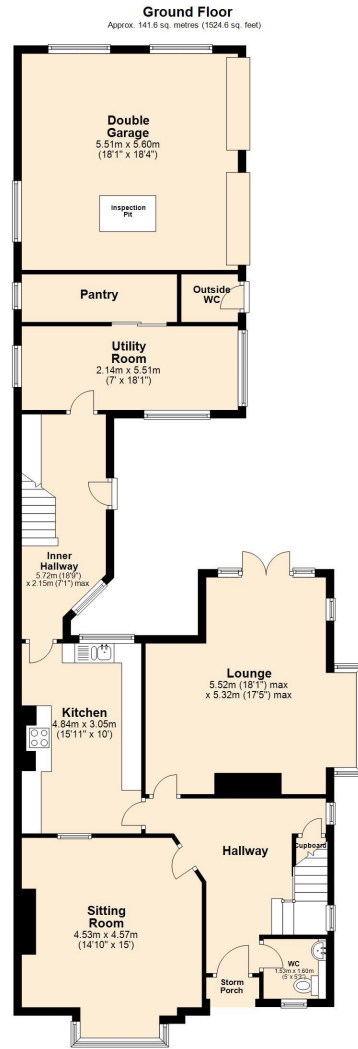
The FOOTPRINT of the property remains UNCHANGED since its original construction. The rear accommodation is accessed from the main house or via its own separate access, linking the kitchen, UTILITY ROOM and PANTRY. Above there is a FURTHER RECEPTION ROOM, BEDROOM, SHOWER ROOM and KITCHENETTE.

Take a look at the FLOOR-PLAN and see how this accommodation might work for you!

To view, call 01704 516 626. Follow us on Facebook and Instagram.







Total area: approx. 281.6 sq. metres (3031.1 sq. feet)

Plan produced using PlanItUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

