



Timms Lane, Formby,
L37 7DN

OFFERS OVER
£290,000

SM

STEPHANIE MACNAB
ESTATE AGENT

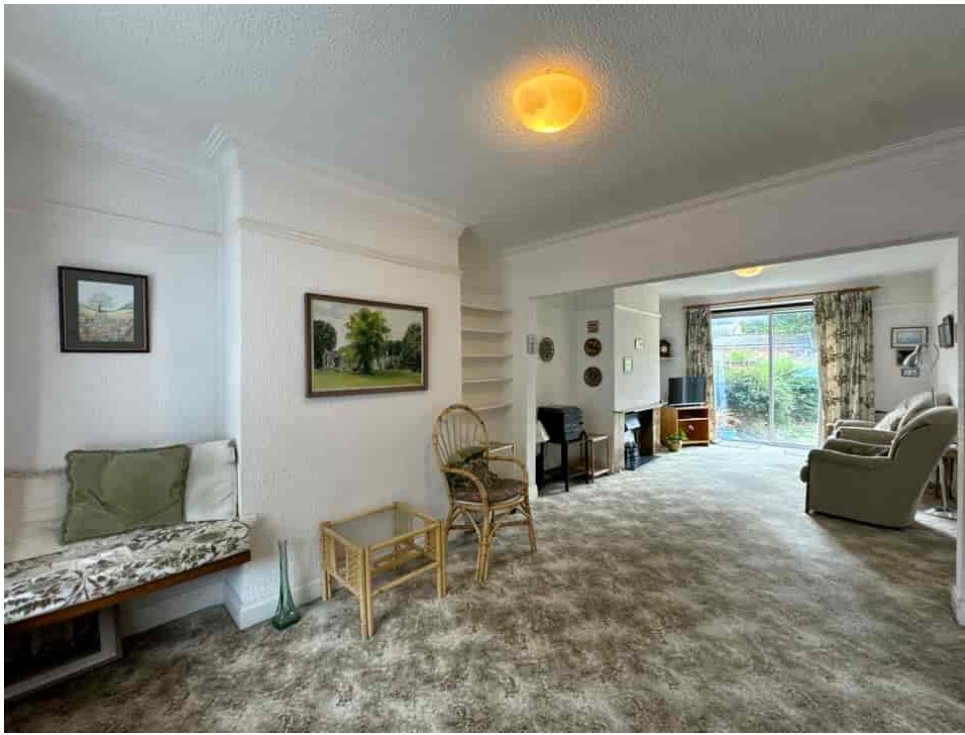
Located in a HIGHLY SOUGHT-AFTER AREA, this THREE-BEDROOM SEMI-DETACHED HOME offers a fantastic opportunity for those seeking a property with HUGE POTENTIAL TO EXTEND to the side and rear, without impacting the LARGE SOUTH-FACING GARDEN.

IN NEED OF MODERNISATION, it presents a BLANK CANVAS for buyers to create their perfect home. The accommodation includes a welcoming hallway, a spacious through lounge/dining room with a bay window to the front and patio doors opening to the garden, and a kitchen overlooking the rear.

Upstairs are THREE BEDROOMS – two doubles and a good-sized single – along with a bathroom and separate WC.

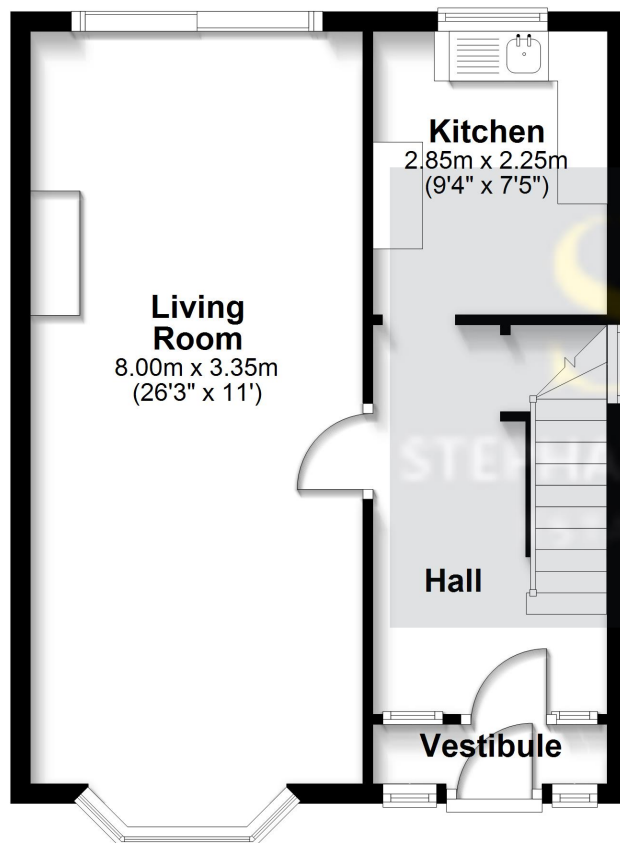
Outside, the property benefits from a DRIVEWAY providing OFF-ROAD PARKING and a small front garden. To the rear, there is a generous, mature garden that enjoys a sunny aspect. Offered with NO ONWARD CHAIN, this home is ideally positioned close to local shops, schools, transport links and open green spaces, making it an excellent choice for families and those looking to invest in a prime location.





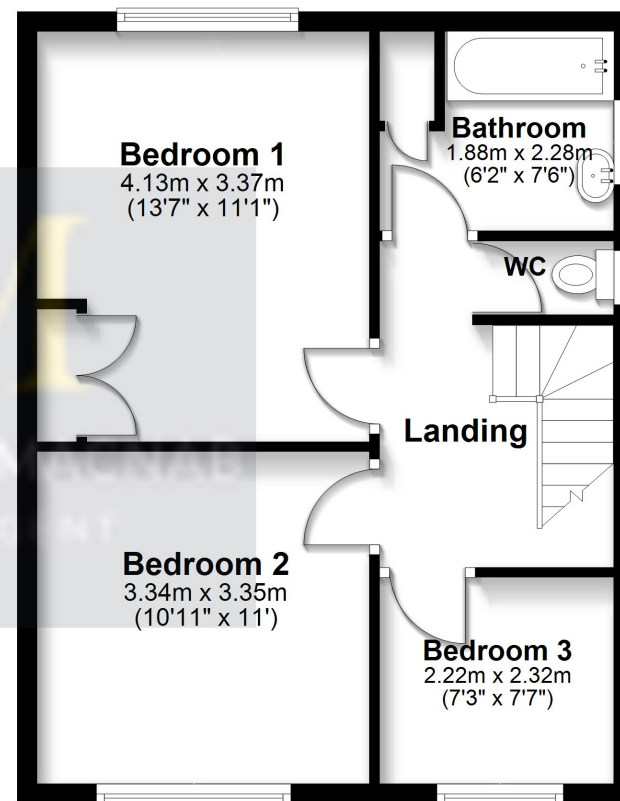
Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 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		84
(81-91) B		
(69-80) C		
(55-68) D		31
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

