



Victoria Way, Formby,
L37 1YF

£725,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled in the heart of Formby's most sought-after enclave, we proudly present a unique opportunity to breathe new life into this SUBSTANTIAL PROPERTY. "LOCATION, LOCATION, LOCATION" rings true in every sense here. Welcome to Victoria Way, an exclusive CUL-DE-SAC where privacy and prestige converge.

This 1970s gem, though in need of a makeover, offers a canvas for your imagination. The potential within these walls is boundless. With THREE SPACIOUS RECEPTIONS, a well-appointed KITCHEN, and a charming CONSERVATORY, the groundwork is set for creating the home of your dreams.

You'll find FOUR GENEROUSLY PROPORTIONED BEDROOMS and a family BATHROOM with the main enjoying an EN-SUITE, offering ample accommodation space for a growing family or those in need of extra room to roam.

However, it's the OUTDOORS that TRULY STEALS the SPOTLIGHT. The property sits on an EXPANSIVE PLOT measuring 0.42 of an acre, a rarity in this coveted neighbourhood. A mature garden stretches out, inviting your visions of landscaping and expansion (subject to planning permission). Imagine creating your own private oasis right here.

Victoria Way boasts exclusivity with just seven detached properties lining this tranquil cul-de-sac. The prestigious Formby Golf Club is your neighbour, and leisurely walks to the National Trust Pine Forest and Formby coastline await, enhancing the allure of this location.

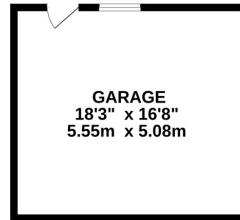
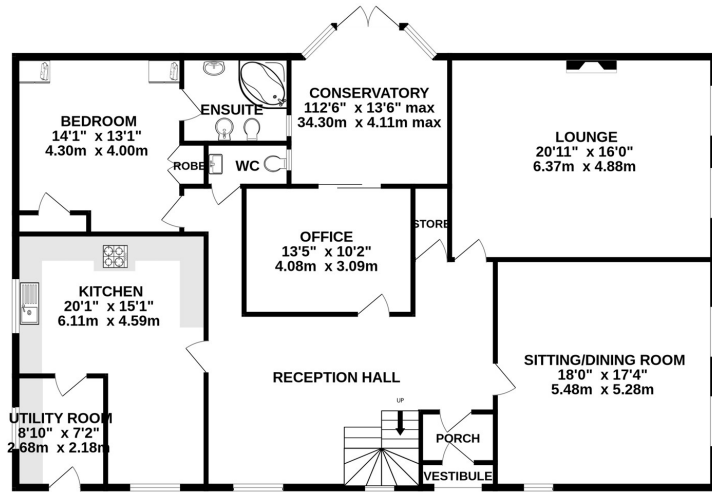
For those with an eye for potential, this property represents an exceptional investment opportunity. Embrace the chance to craft your dream home in a prime location. The fusion of this unrivalled location, an expansive plot, and the potential for extension make this property a magnet for discerning buyers.

Don't miss your chance to shape the future of this home and make it your own. Contact us today to embark on this exciting journey toward creating your Formby masterpiece.

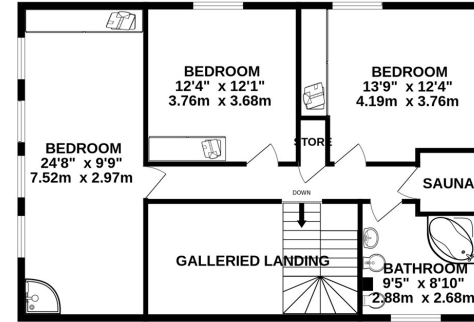




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | 69 | 77 |

EU Directive 2002/91/EC

