



Chestnut Way, Formby,
L37 2DP

**OFFERS OVER
£290,000**

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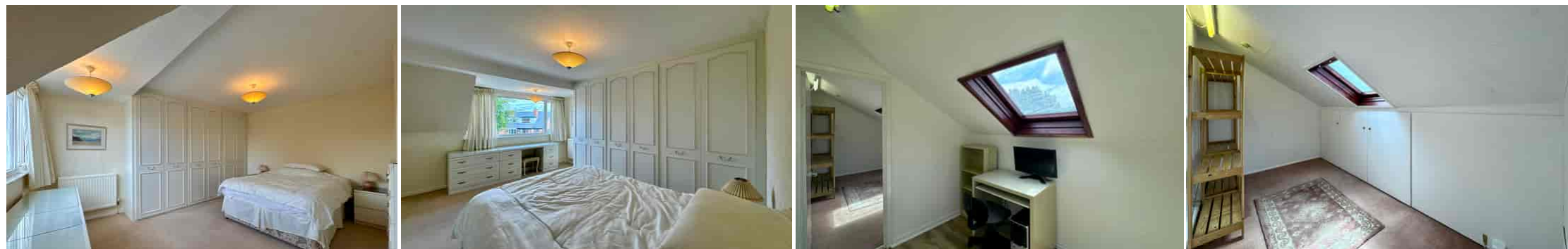
STEPHANIE MACNAB
ESTATE AGENT

Enjoying one of the area's most desirable settings, this EXTENDED SEMI-DETACHED HOUSE backs directly onto CAMBRIDGE FIELDS and benefits from a PRIVATE GATE offering immediate access to scenic walks through to the PINEWOODS and BEACH. The rear garden is a particular highlight — SOUTH/WEST-FACING, beautifully stocked, and attractively landscaped for both privacy and seasonal colour.

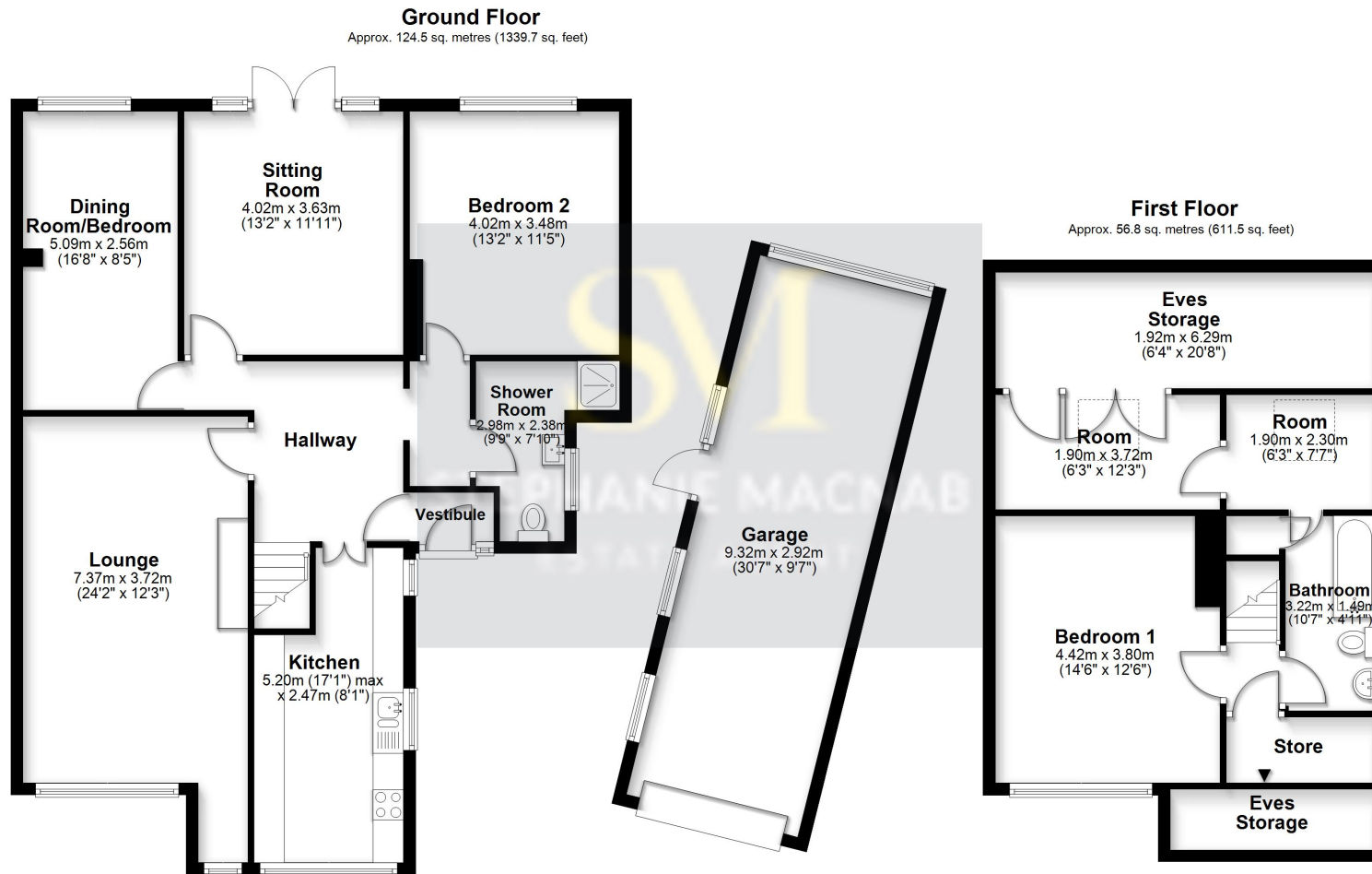
The property has been significantly extended at ground floor level to create FLEXIBLE AND VERSATILE ACCOMMODATION. The generous layout includes a LARGE FRONT LOUNGE, a DINING ROOM/BEDROOM, and a SITTING ROOM overlooking the garden. A bright KITCHEN enjoying views across the front garden, and the central hallway leads to a MODERN GROUND FLOOR SHOWER ROOM and a spacious DOUBLE BEDROOM – ideal for guests or those seeking ground floor living.

Upstairs, there is a further DOUBLE BEDROOM with FITTED WARDROBES and a well-proportioned FAMILY BATHROOM. Beyond the bathroom are two additional rooms. The property is set well back from the road with OFF-ROAD PARKING and a DETACHED TANDEM GARAGE completing the external offering.

Offered with NO ONWARD CHAIN, this is a rare opportunity to secure a well-maintained and deceptively spacious home in a prime position.








Total area: approx. 181.3 sq. metres (1951.2 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 | | 69 | 74 |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |

