



Freshfield Road,
Formby, L37 3HN

£650,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to a home that has been cherished by its current owners for over half a century, filled with decades of laughter, love, and cherished memories. Nestled in a sought-after location, this DOUBLE-FRONTED DETACHED PERIOD PROPERTY boasts an appealing facade that catches the eye with its timeless charm. With a generous gross internal area EXCEEDING 2,000 sq ft and a SUBSTANTIAL OVERALL PLOT measuring 0.23 of an acre, this residence offers a canvas of possibilities for the next family to transform and create their dreams.

Upon entering, the warmth of nostalgia greets you in the ENTRANCE HALL, leading to a DUAL-ASPECT LOUNGE that has witnessed countless family gatherings and moments of joy. A separate front-facing DINING ROOM provides an intimate space for shared meals and celebrations. The inner hallway leads to the rear of the property, unveiling the KITCHEN, UTILITY ROOM, and a convenient SHOWER ROOM.

Ascend the staircase to discover FIVE BEDROOMS and a FAMILY BATHROOM.

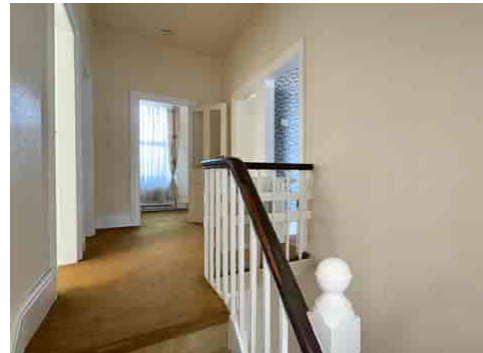
The FLOORPLAN showcases the current layout. The property IS IN NEED OF MODERNISATION and there is the POTENTIAL to EXTEND and create the home of your dreams.

The SUBSTANTIAL REAR GARDEN, sprawling with possibilities, invites energetic children to play and offers an idyllic setting for hosting family and friends. Complete with OFF-ROAD PARKING and a GARAGE.

With NO ONWARD CHAIN and a FREEHOLD STATUS, this home is ready for its next chapter.

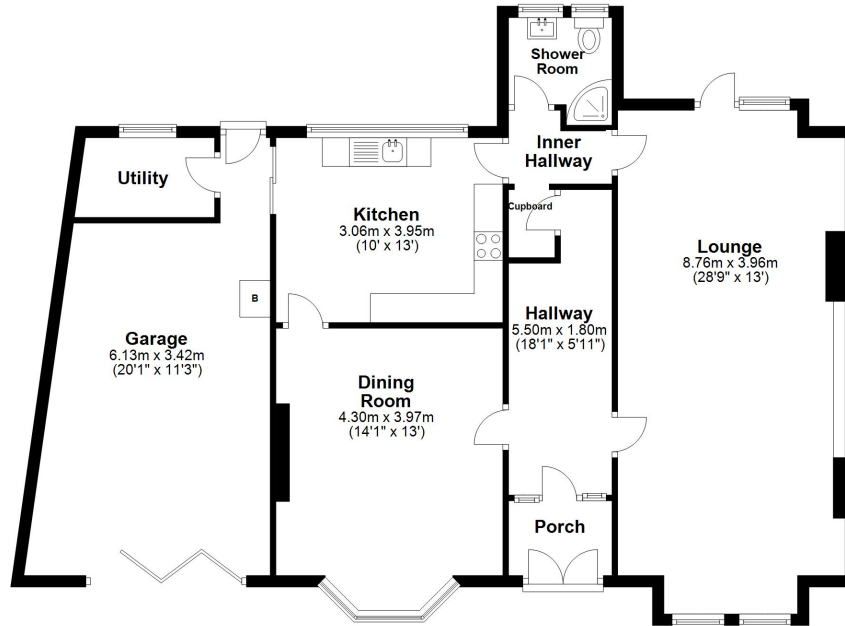
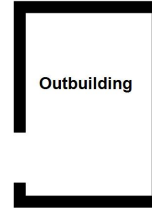
Do not miss the chance to explore the endless potential of this much-loved family home. Call now to arrange a viewing and step into a property where HISTORY and FUTURE DREAMS INTERSECT.





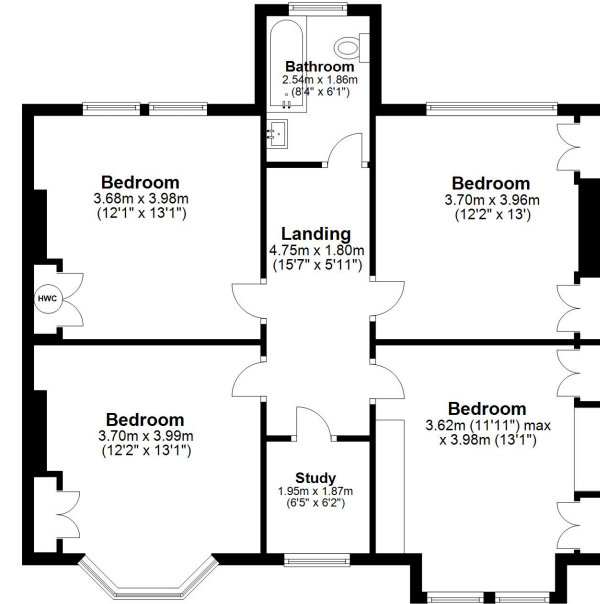
Ground Floor

Approx. 118.3 sq. metres (1273.2 sq. feet)



First Floor

Approx. 80.0 sq. metres (860.6 sq. feet)



Total area: approx. 198.2 sq. metres (2133.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

