



Alderson Crescent,
Formby, L37 3LY

Offers Over £275,000

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STEPHANIE MACNAB
ESTATE AGENT

Welcome to this attractive SEMI-DETACHED home, thoughtfully maintained and recently enhanced to create a warm and inviting living space. Nestled within a quiet CUL-DE-SAC, the property has excellent KERB APPEAL, now further elevated by a NEW BLOCK-PAVED DRIVEWAY, while the newly fitted REAR PATIO creates a stylish space for outdoor entertaining. Conveniently positioned near the heart of the village, it also provides easy access to a wide range of local amenities.

Inside, the welcoming ENTRANCE HALL sets the tone for the accommodation. The bright and well-proportioned LOUNGE flows seamlessly into the CONSERVATORY, providing a versatile additional living area and a pleasant connection to the garden. The MODERN KITCHEN is both sleek and practical, opening into the SITTING/DINING ROOM — the perfect hub for family living or entertaining friends.

The first floor offers THREE BEDROOMS and a family BATHROOM, providing comfort and convenience for the whole household. Each room has been tastefully decorated, making the property move-in ready, yet still allowing scope for a buyer to add their own personal touches.

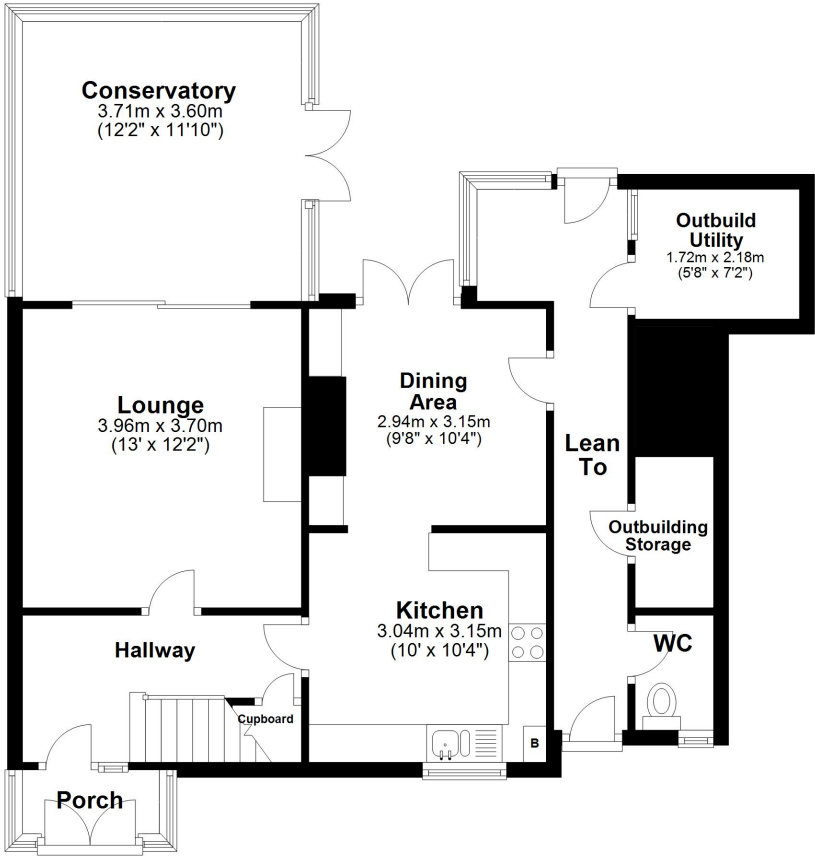
Externally, the newly laid BLOCK-PAVED DRIVEWAY offers ample off-road parking and enhances the property's kerbside appeal. To the rear, the WEST-FACING GARDEN benefits from the NEWLY FITTED PATIO, ideal for enjoying sunny afternoons or al fresco dining. Two brick-built sheds provide useful storage, and there is also an OUTDOOR WC for added practicality. With NO ONWARD CHAIN, this home is ready for its next chapter.





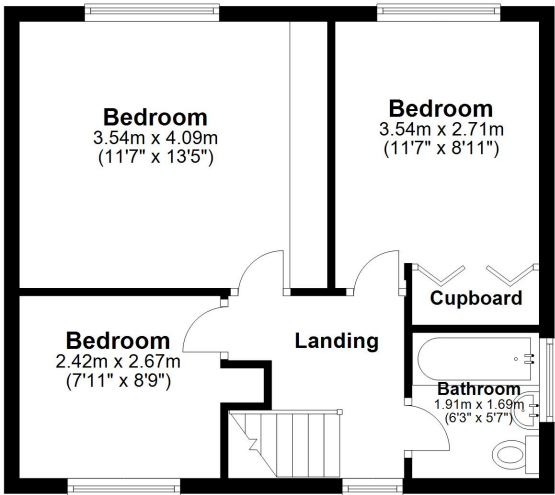
Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)




First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 118.5 sq. metres (1275.4 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 69 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



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