



Glenmarsh Way,
Formby, L37 8DX

OFFERS OVER
£250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A fantastic opportunity to create your perfect FAMILY HOME in a popular location offered with NO ONWARD CHAIN.

Enjoyed by the same family for over 30 YEARS, this extended THREE-BEDROOM SEMI-DETACHED HOME presents an exciting project for buyers looking to RENOVATE and REMODEL to their own taste.

The property already benefits from a SINGLE-STOREY REAR EXTENSION, providing an extended DINING ROOM and KITCHEN with UTILITY AREA, and offers excellent scope to reconfigure the GROUND FLOOR LAYOUT TO CREATE AN OPEN-PLAN LIVING SPACE, subject to the necessary works.

Internally, the accommodation comprises an entrance hallway with a GROUND FLOOR WC, a SPACIOUS LOUNGE with a feature bay window, an EXTENDED DINING ROOM overlooking the rear garden, a KITCHEN, and a UTILITY ROOM. Upstairs, there are THREE BEDROOMS and a SHOWER ROOM.

Outside, the property sits on a generous plot with a DRIVEWAY TO THE FRONT PROVIDING OFF-ROAD PARKING, and an ENCLOSED GARDEN TO THE REAR WITH OPEN VIEWS across the school playing field.

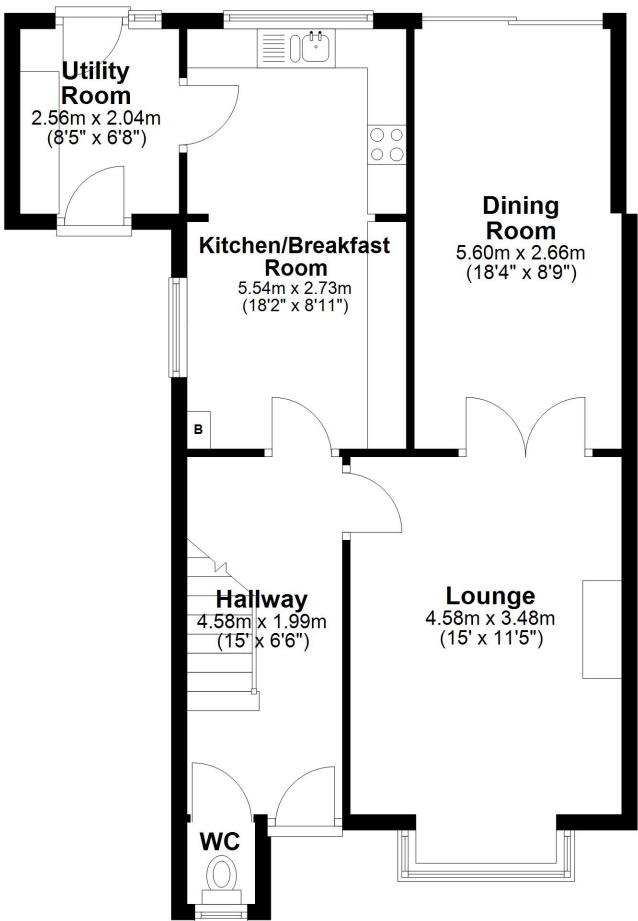
Call today to book your viewing 01704 516 626.





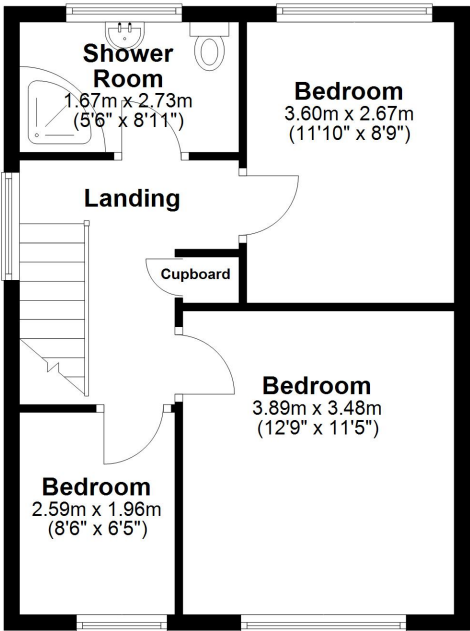
Ground Floor

Approx. 62.6 sq. metres (674.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 104.8 sq. metres (1127.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	68	84		
A				
(81-91)				
B				
(69-80)				
C	68	84		
(55-68)				
D				
(39-54)				
E	68	84		
(21-38)				
F				
(1-20)	68	84		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

