



Lonsdale Road,  
Formby, L37 3HG

**Offers Over £260,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This property has been a much-loved home for over 60 years and offers a BLANK CANVAS for the new owners.

The location is a GREAT SELLING POINT being only a short walk into the village and the coveted Formby High.

The SEMI-DETACHED property has been EXTENDED, and the internal floor area exceeds 1,200 sq ft. The accommodation flows well with a front-facing lounge and rear dining room. The kitchen is adjacent.

Upstairs, there are THREE BEDROOMS and a family bathroom.

Outside, there is OFF-ROAD parking and GARAGE. The rear garden enjoys a sunny, SOUTH FACING aspect.

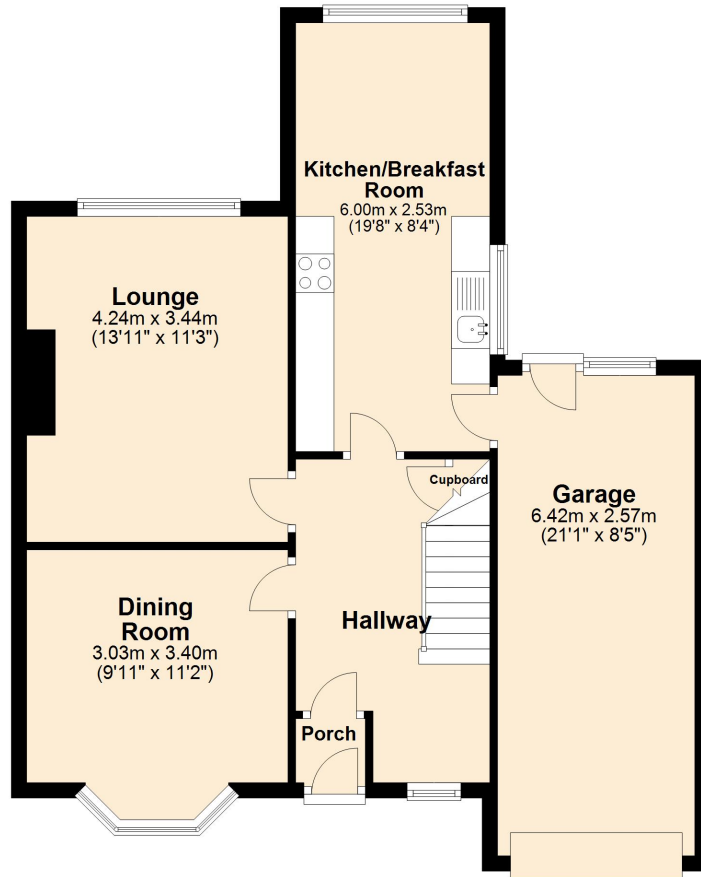
There is NO ONWARD CHAIN. Call to view, 01704 516 626.





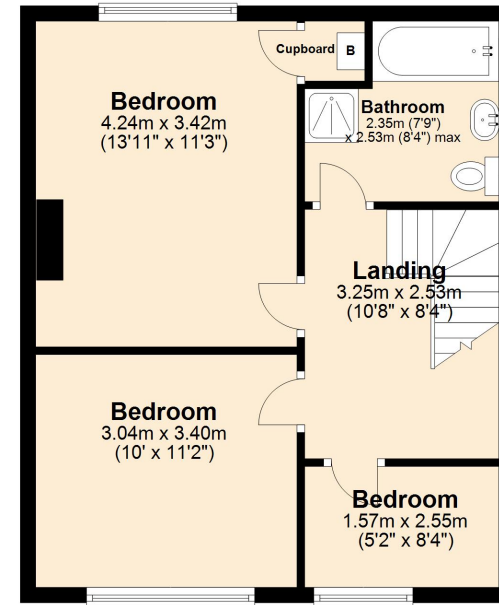
### Ground Floor

Approx. 69.4 sq. metres (747.4 sq. feet)



### First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			