



Lonsdale Road,
Formby, L37 3HF

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Charming 1930s Semi-Detached Home on Sought-After Lonsdale Road

Nestled on the HIGHLY DESIRABLE, tree-lined Lonsdale Road, this charming 1930s SEMI-DETACHED HOME offers an enviable location just a short walk from Formby village, excellent local schools, and the train station. One of its standout features is the SUNNY SOUTH-FACING REAR GARDEN, perfect for enjoying outdoor space all year round.

Step inside to discover a welcoming ENTRANCE HALL leading to the front-facing LOUNGE and a REAR SITTING ROOM overlooking the garden. The DINING AREA flows seamlessly into the KITCHEN. A UTILITY ROOM and a convenient DOWNSTAIRS SHOWER ROOM add to the home's practicality.

Upstairs, you'll find THREE WELL-PROPORTIONED BEDROOMS, a FAMILY BATHROOM, and a SEPARATE WC.

Externally, the property benefits from OFF-ROAD PARKING and a generous, SUN-FILLED REAR GARDEN.

This home won't be on the market for long—call today to arrange your viewing on 0104 516 626.

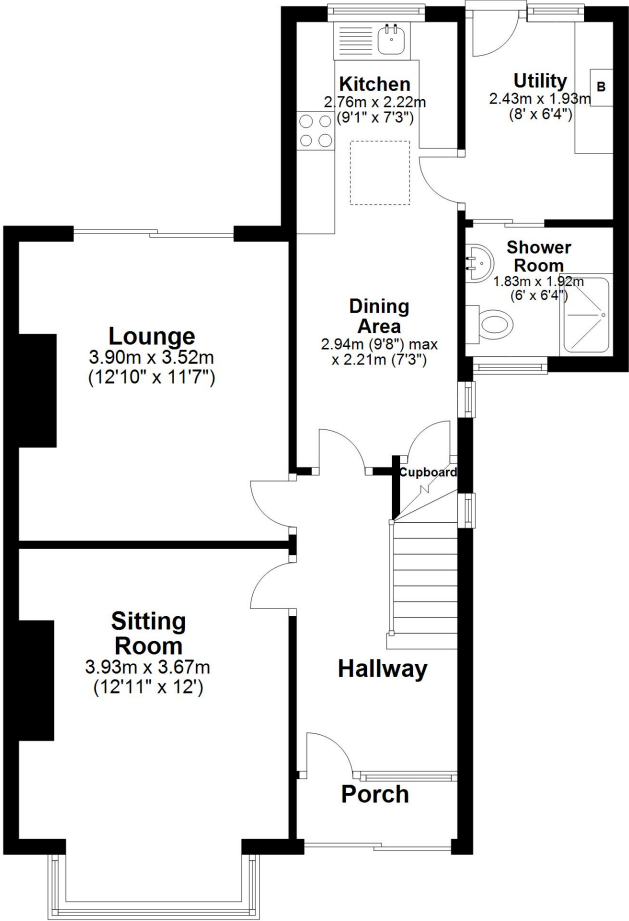
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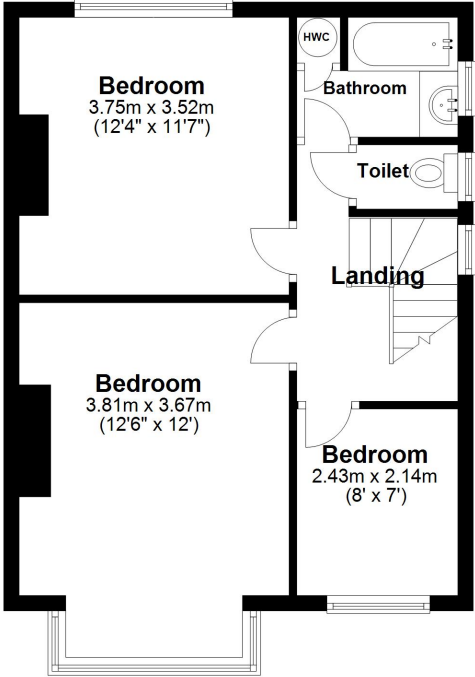
Ground Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	66	81		
A				
(81-91)				
B				
(69-80)				
C	66	81		
(55-68)				
D				
(39-54)				
E	66	81		
(21-38)				
F				
(1-20)	66	81		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

