



Ash Grove, Formby,
L37 2DT

OFFERS OVER
£340,000

SM

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ESTATE AGENT

Occupying a HIGHLY DESIRABLE POSITION within a quiet cul-de-sac just off Beechwood Drive, this substantial semi-detached home enjoys a superb setting close to Cambridge Fields, the Pinewoods and Formby village amenities. Having remained within the same family ownership for almost 60 years, the property presents a rare opportunity to acquire a generously proportioned home in one of Formby's most sought-after residential locations. The house also benefits from a SOUTH/WEST-FACING REAR GARDEN and is offered to the market with NO ONWARD CHAIN.

The accommodation begins with an ENTRANCE PORCH leading directly into the principal living space. To the front of the property there is a FRONT-FACING RECEPTION ROOM, while the KITCHEN is also positioned to the front elevation and provides excellent workspace with an adjoining UTILITY ROOM. To the rear, the property has been EXTENDED to create a particularly impressive LOUNGE / DINING ROOM, a large open living space with pleasant views and access to the rear garden, ideal for both everyday living and entertaining.

A convenient GROUND FLOOR BATHROOM provides additional practicality and flexibility for family living. The overall layout is generous and offers clear scope for modernisation or reconfiguration should a purchaser wish to adapt the space to suit contemporary lifestyles.

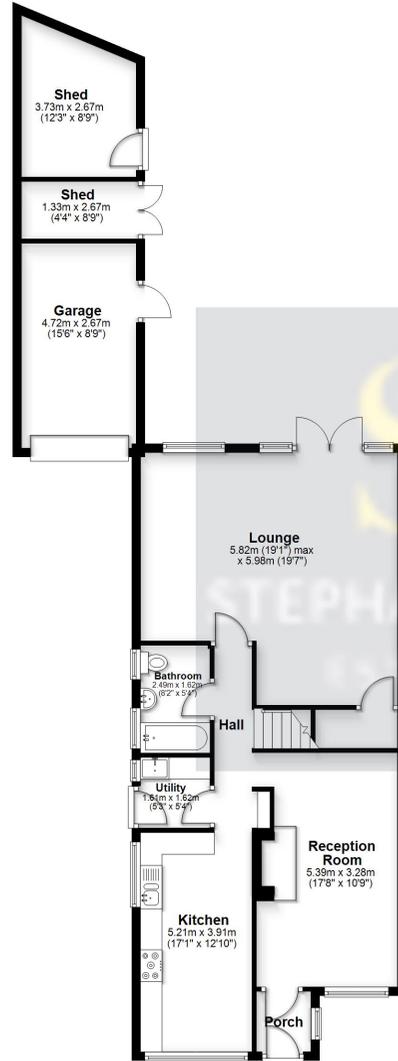
To the first floor there are FOUR BEDROOMS, all well proportioned and enjoying open outlooks across the surrounding residential area. The accommodation is served by a SHOWER ROOM, completing the first-floor arrangement.

Externally the property provides OFF-ROAD PARKING to the front together with a GARAGE. To the rear is a south/west-facing garden, enjoying excellent afternoon and evening sunshine and incorporating patio areas, garden sheds and established boundaries providing a good degree of privacy.

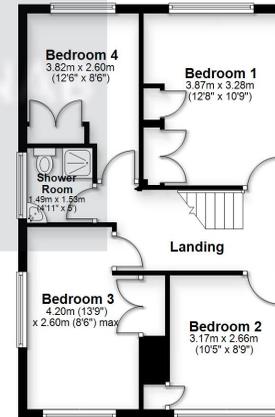




Ground Floor
Approx. 111.7 sq. metres (1202.0 sq. feet)



First Floor
Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 165.5 sq. metres (1781.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	74
England, Scotland & Wales		EU Directive 2002/91/EC	

