



Windsor Road, Formby,  
L37 6DX

**Offers Over £280,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Enjoying a prime position on one of the most desirable wide, tree-lined roads in the area, this extended semi-detached home offers well-balanced accommodation and a peaceful mature garden, all with the added benefit of NO ONWARD CHAIN.

To the ground floor, the property has been EXTENDED BEHIND THE GARAGE, creating a generous and versatile ADDITIONAL RECEPTION ROOM with views over the private garden. This layout provides THREE DISTINCT LIVING SPACES, ideal for families or those needing space to work from home. A RECENTLY INSTALLED DOWNSTAIRS SHOWER ROOM AND WC adds great flexibility, especially for guests or multigenerational living.

The KITCHEN is a practical and bright space, linking through to a dedicated DINING AREA and a well-proportioned front LOUNGE. Upstairs, there are THREE BEDROOMS, all with good natural light, along with a MODERN FAMILY SHOWER ROOM.

Outside, the MATURE REAR GARDEN offers real privacy, established planting, lawned areas, and a patio – perfect for relaxing or entertaining. There is also a GARAGE, PANTRY, and useful EXTERNAL STORE.

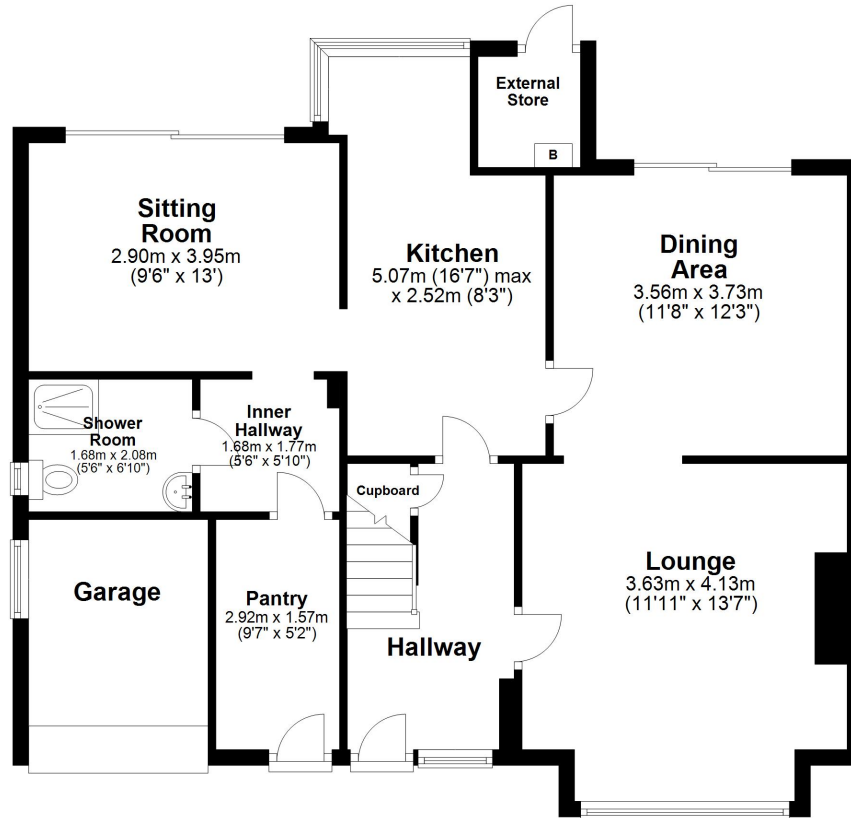
With its SUPERB LOCATION, WELL-PLANNED SPACE, and SCOPE TO MAKE YOUR OWN MARK, this is a fantastic opportunity in a consistently popular neighbourhood.





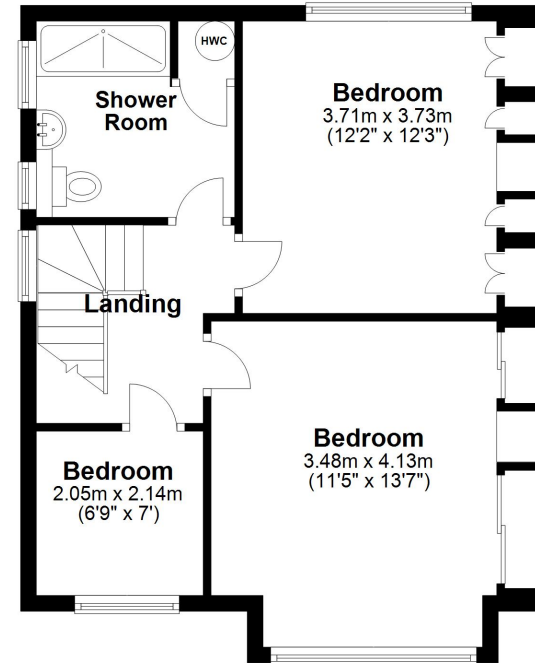
## Ground Floor

Approx. 84.7 sq. metres (912.0 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



Total area: approx. 132.5 sq. metres (1426.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



