



Andrews Lane, Formby,
L37 2HH

**OFFERS OVER
£360,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This stunning FREEHOLD Victorian semi-detached home offers an impressive 1787 sq ft of beautifully designed living space, seamlessly blending PERIOD CHARM with MODERN COMFORTS.

The ground floor features a welcoming open vestibule and ENTRANCE HALL, leading to a warm and inviting LOUNGE with a wood-burning stove. The OPEN-PLAN DINING KITCHEN is perfect for family living, with French doors opening onto the WEST-FACING REAR GARDEN. A UTILITY ROOM and GROUND FLOOR WC complete this level.

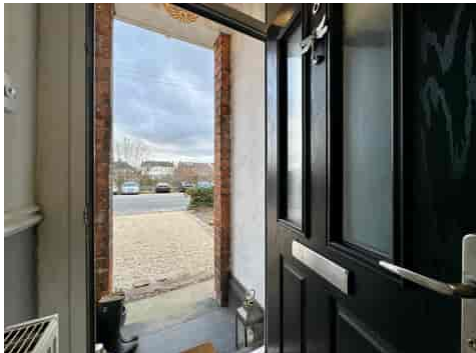
Upstairs, there are THREE BEDROOMS and an elegant FAMILY BATHROOM. The second floor offers a fantastic LOFT ROOM, previously used as an OCCASIONAL BEDROOM, providing additional versatile space.

Externally, the property benefits from OFF-ROAD PARKING at the front and a west-facing enclosed rear garden with a No-Mow lawn, ideal for children or pets. A NEW SUMMER HOUSE/HOME OFFICE adds a peaceful workspace or retreat.

Located within walking distance to Formby train station, local shops, and the village, this home is perfectly positioned for access to popular primary and secondary schools. The current vendor has undertaken improvements, including a NEW MAIN ROOF and a REMODELLED BATHROOM.

☎ Call to view: 01704 516 626 – Find us on Facebook or Instagram!

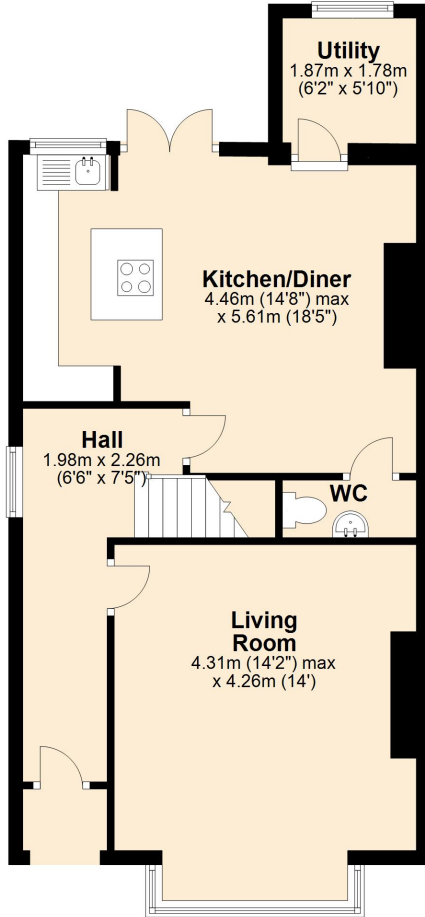






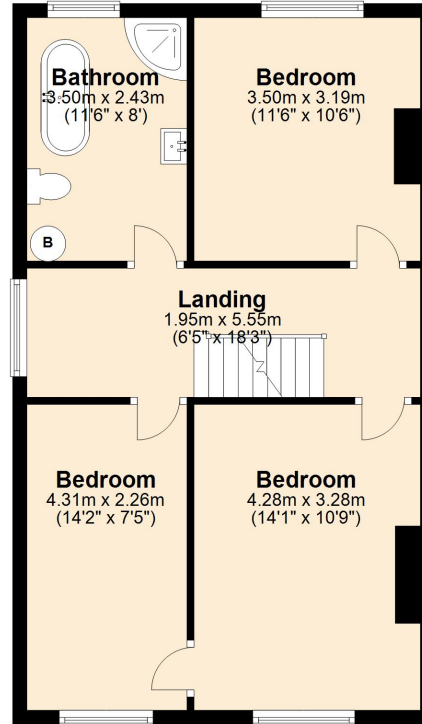
Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



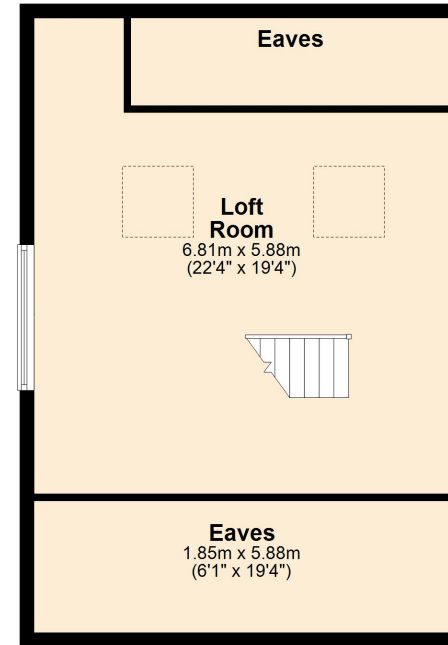
First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Second Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 166.1 sq. metres (1787.5 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	