



Cross Green, Formby,  
L37 4BH

**OFFERS OVER**  
**£350,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



## Charming 1930s Bow Bay Semi-Detached Home – A Must-See!

Beautifully presented and ideally located within walking distance of the village, this delightful 1930s bow bay semi is sure to capture the hearts of many buyers.

Arriving: With attractive kerb appeal and off-road parking for two cars, the warm welcome continues inside. Step into a spacious hallway, where the character of the original parquet flooring sets the tone for the rest of the home.

Evening Retreat: The front-facing lounge, bathed in natural light from the elegant bay window, offers a cosy space to unwind.

Entertaining & Dining: A separate dining room overlooks the rear garden, providing the perfect setting for family meals and gatherings. The well-appointed breakfast kitchen completes the ground floor, ensuring practicality and charm.

Upstairs: Three generously sized bedrooms provide comfortable living, while the family bathroom features both a bath and a separate shower enclosure for added convenience. The loft, accessed via a fitted ladder, is partially boarded—ideal for extra storage.

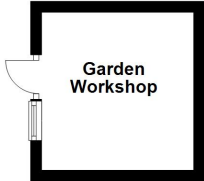
Outdoor Living: The large, enclosed rear garden is perfect for energetic children and pets alike. A garden workshop, complete with power, sits at the bottom of the garden—ideal for hobbies or extra storage.

Built in an era renowned for its distinctive style and generous proportions, this home blends timeless charm with modern practicality.

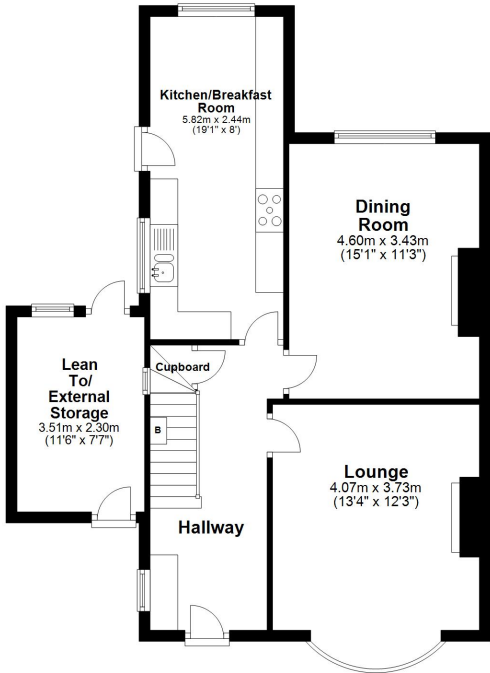
Don't miss out—call today to arrange a viewing on 01704 516 626. You won't be disappointed!







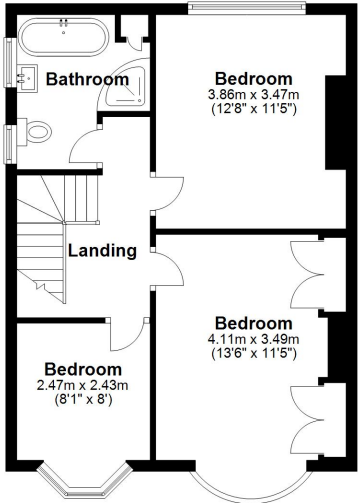
**Ground Floor**  
Approx. 74.4 sq. metres (801.0 sq. feet)



Total area: approx. 123.3 sq. metres (1327.6 sq. feet)

Plan produced using PlanUp.

**First Floor**  
Approx. 48.9 sq. metres (526.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



