



Chapelhouse Walk,  
Formby, L37 8BD

**Offers Over £235,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Tucked away in a peaceful CUL-DE-SAC just a short stroll from the village centre, this traditional THREE-BEDROOM semi-detached home offers generous accommodation, a FANTASTIC GARDEN, and exciting POTENTIAL for modernisation.

Set on a good-size plot, the property benefits from a mature front garden, private DRIVEWAY with GARAGE, and a superb rear garden—a real highlight of the home—ideal for families, gardeners or those seeking outdoor space.

The ground floor features a welcoming hallway, a dual-aspect LOUNGE and DINING ROOM, and a separate KITCHEN overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms, along with a BATHROOM and SEPARATE WC.

This much-loved home is now offered to the market with NO ONWARD CHAIN, providing a fantastic opportunity for buyers to update and personalise in a sought-after residential location.

Viewing recommended – please call 01704 516 626 to arrange a visit.

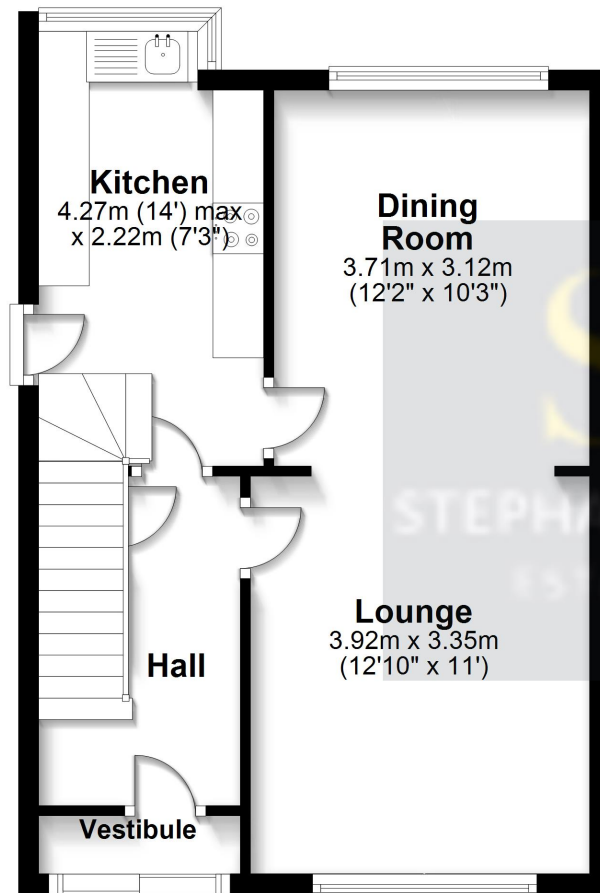






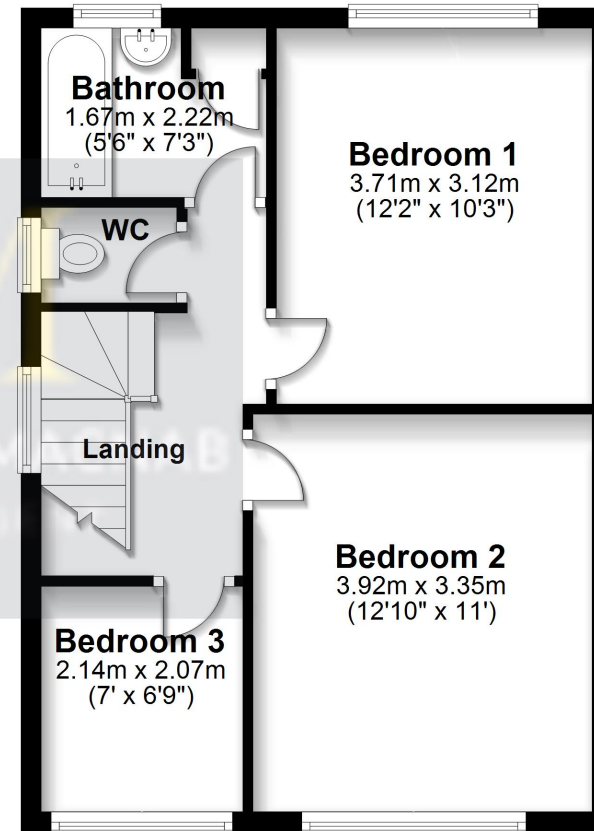
## Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC



