



Queens Road,
Formby, L37 2HF

Offers Over £220,000

SM

STEPHANIE MACNAB
ESTATE AGENT

LOCATION, LOCATION, LOCATION - walking distance to a choice of primary and secondary schools, train station, convenience stores and the pinewoods and beach beyond.

This EXTENDED semi-detached house offers more than you might expect and comprises - entrance porch, hallway with utility, front lounge and OPEN-PLAN kitchen diner leading to the snug and SHOWER ROOM. To the first floor, there are THREE BEDROOMS and a bathroom.

During the current vendor's ownership, they have replaced the double glazing and central heating boiler.

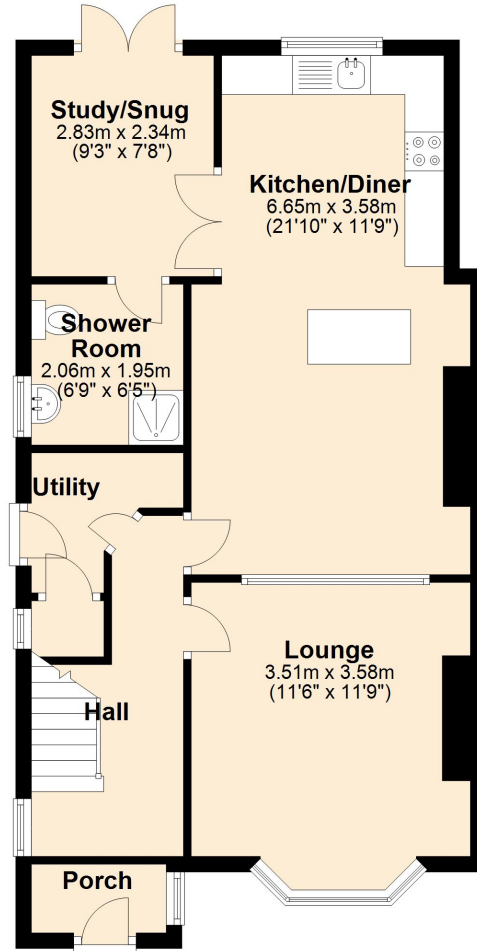
To the front here is OFF-ROAD parking for TWO CARS and the rear garden is SOUTH FACING.

To view please call 01704 516 626 - follow us on Facebook and Instagram.



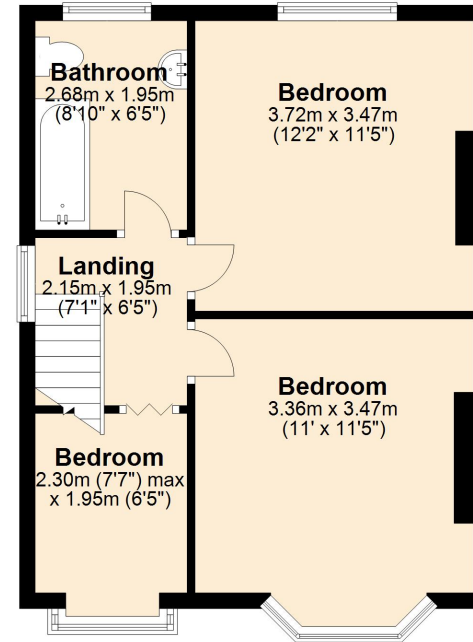
Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 99.1 sq. metres (1066.8 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		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		