



Flaxfield Road,
Formby, L37 8BH

**OFFERS OVER
£260,000**

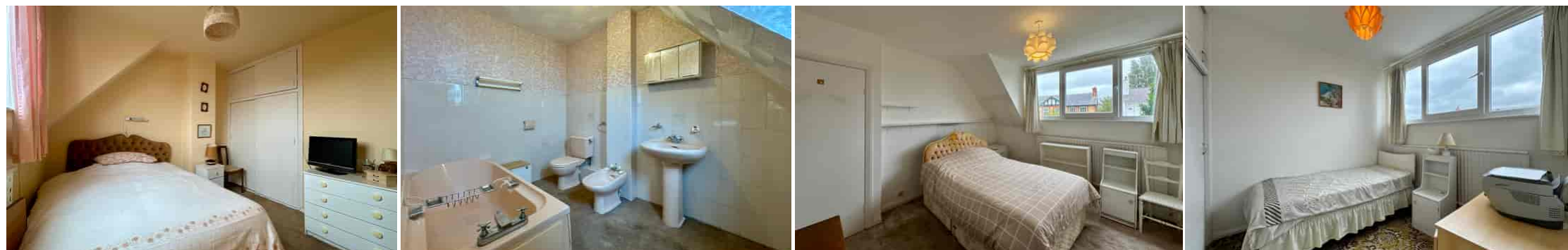
SM
STEPHANIE MACNAB
ESTATE AGENT

This SUBSTANTIAL SEMI-DETACHED HOME offers an excellent opportunity for families seeking space, practicality and a convenient location. Built in the 1970s and extending to around 1,260 SQ FT, the property benefits from a versatile layout, generous proportions and the added advantage of being sold with NO ONWARD CHAIN.

The ground floor features a welcoming ENTRANCE HALL leading to a fitted KITCHEN, SHOWER ROOM and a spacious LOUNGE/DINER that spans the width of the property and opens directly onto the garden. With its size and natural light, the living space provides an ideal setting for family life and entertaining. An integral GARAGE further enhances the ground floor, offering potential for storage, parking or conversion (subject to consent).

Upstairs, there ARE THREE WELL-PROPORTIONED BEDROOMS, including a MAIN BEDROOM with an EN-SUITE and DRESSING ROOM.

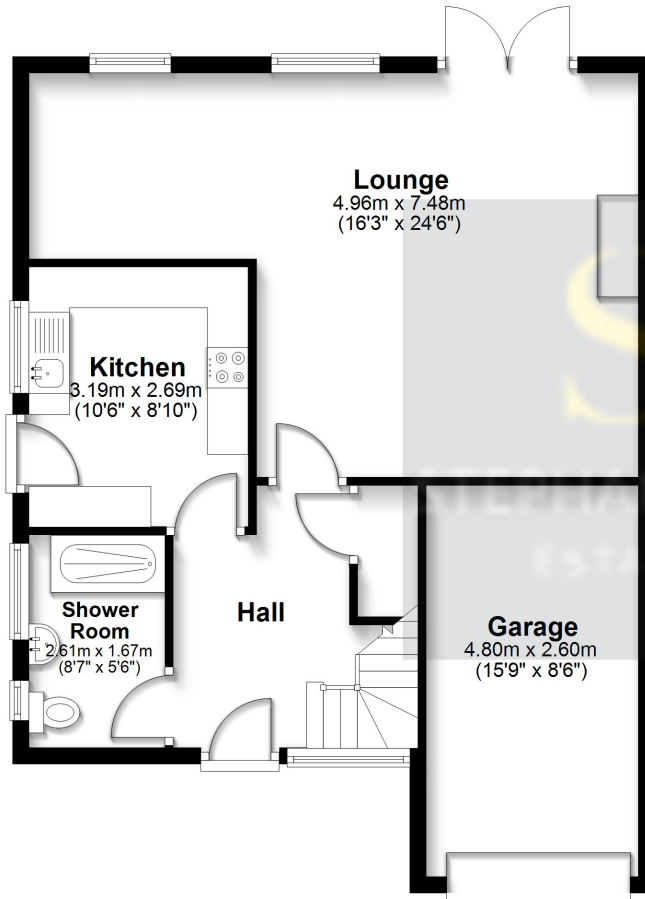
The WEST-FACING GARDEN is a real highlight, catching the afternoon and evening sun, with a lawned area and patio providing ample space for outdoor enjoyment. To the front, there is off-road PARKING and a lawned garden setting the house back attractively from the road.





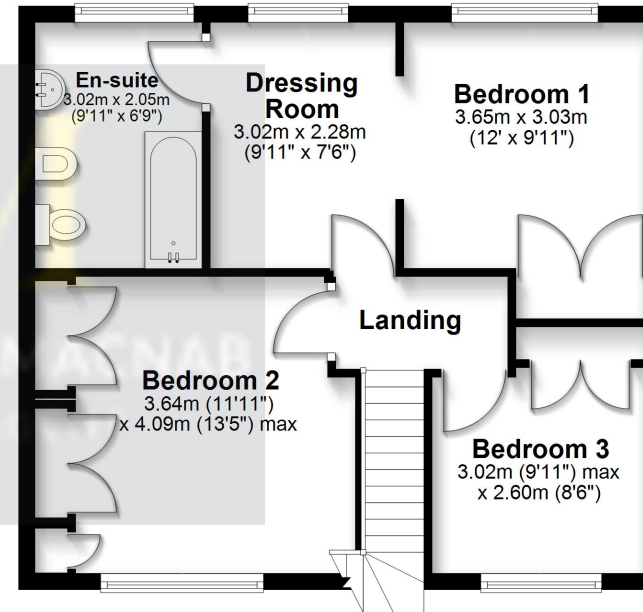
Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 117.1 sq. metres (1260.1 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

