



Whitehouse Lane,
Formby, L37 3LT

£260,000

SM

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ESTATE AGENT

Ideally positioned within easy walking distance of Formby Village, this EXTENDED semi-detached home sits on a CORNER PLOT, offering excellent potential both internally and externally. Available with NO ONWARD CHAIN, it is an appealing opportunity for buyers looking to modernise and create a home tailored to their own tastes.

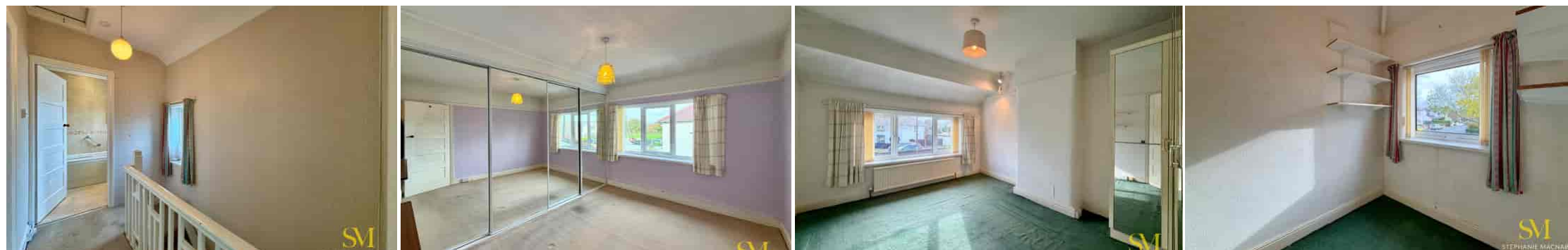
The accommodation is well laid out, beginning with a welcoming hallway that leads to two bright and generously sized reception rooms. The front lounge features a LOG-BURNING STOVE, while the rear dining room enjoys views over the garden. The standout ground floor space is the EXTENDED KITCHEN/BREAKFAST ROOM, providing superb width and versatility, with huge potential to reconfigure into a modern open-plan family space. A utility room, ground-floor WC and access into the INTEGRAL GARAGE complete the downstairs arrangement.

Upstairs are three bedrooms—two doubles and a single—served by a tiled family bathroom. The first floor feels light and airy.

Externally, the property has a generous frontage with off-road parking and an integral garage. The side garden enjoys a sunny south-facing aspect, and there is also a rear garden.

A NEW WORCESTER COMBI BOILER (2025) is already installed (as per Sefton Building Control), adding reassurance for buyers.

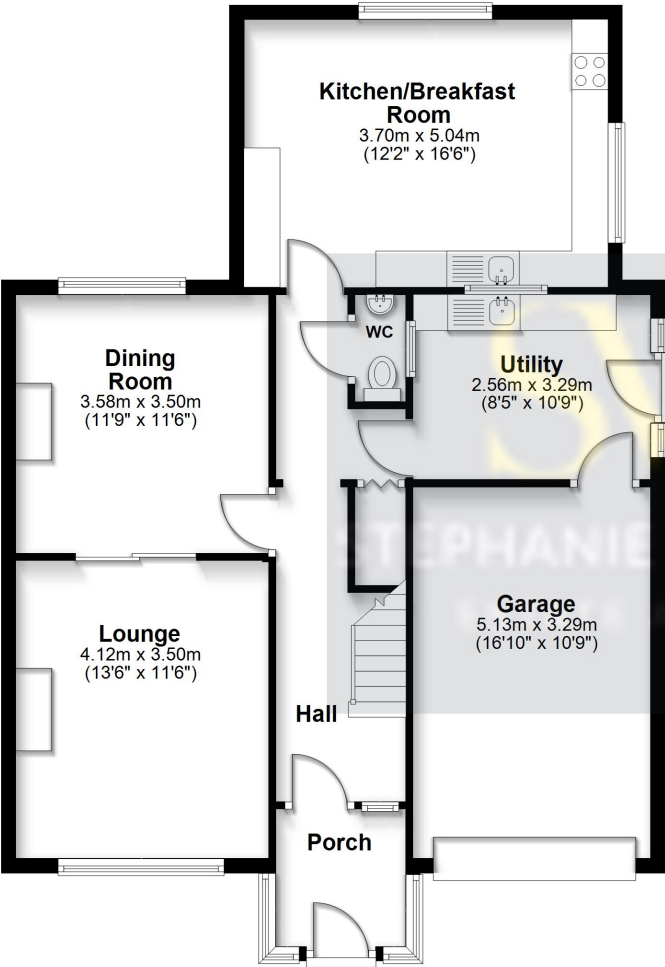
This is a well-located home with excellent fundamentals and huge scope for transformation—all within easy reach of schools, transport links and the heart of Formby.





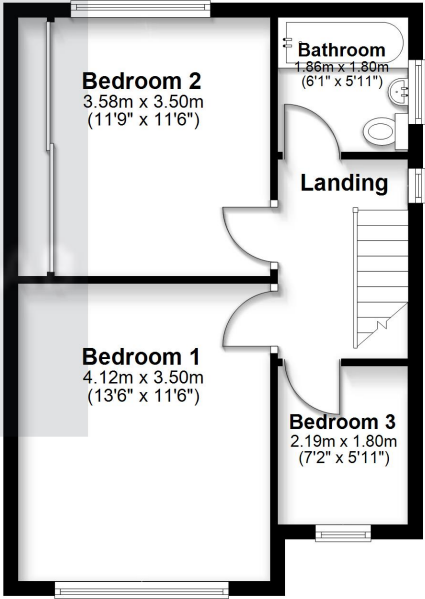
Ground Floor

Approx. 89.8 sq. metres (966.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 130.4 sq. metres (1403.6 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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

