



Firs Crescent, Formby,
L37 1PT

OFFERS OVER
£475,000

SM

STEPHANIE MACNAB
ESTATE AGENT

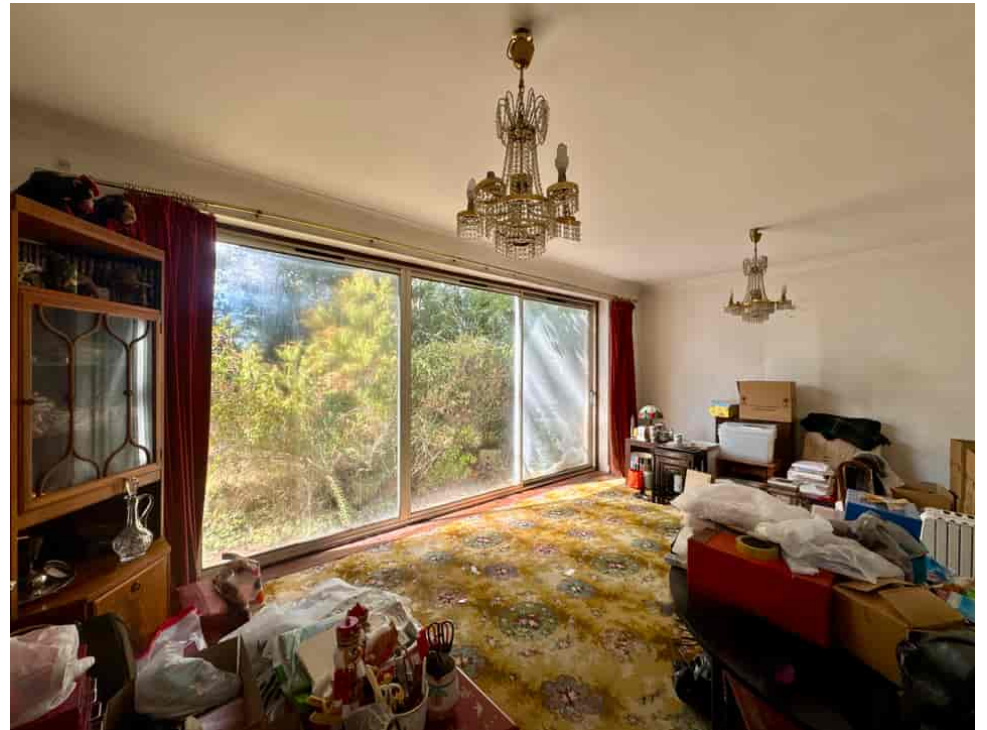
This detached family home sits on a highly regarded road in Formby and offers an exciting opportunity for anyone looking for a BLANK CANVAS with ENDLESS POTENTIAL. Standing on a generous 0.17 ACRE WEST-FACING PLOT, the property is offered with NO ONWARD CHAIN, making it an attractive proposition for buyers ready to create their dream home.

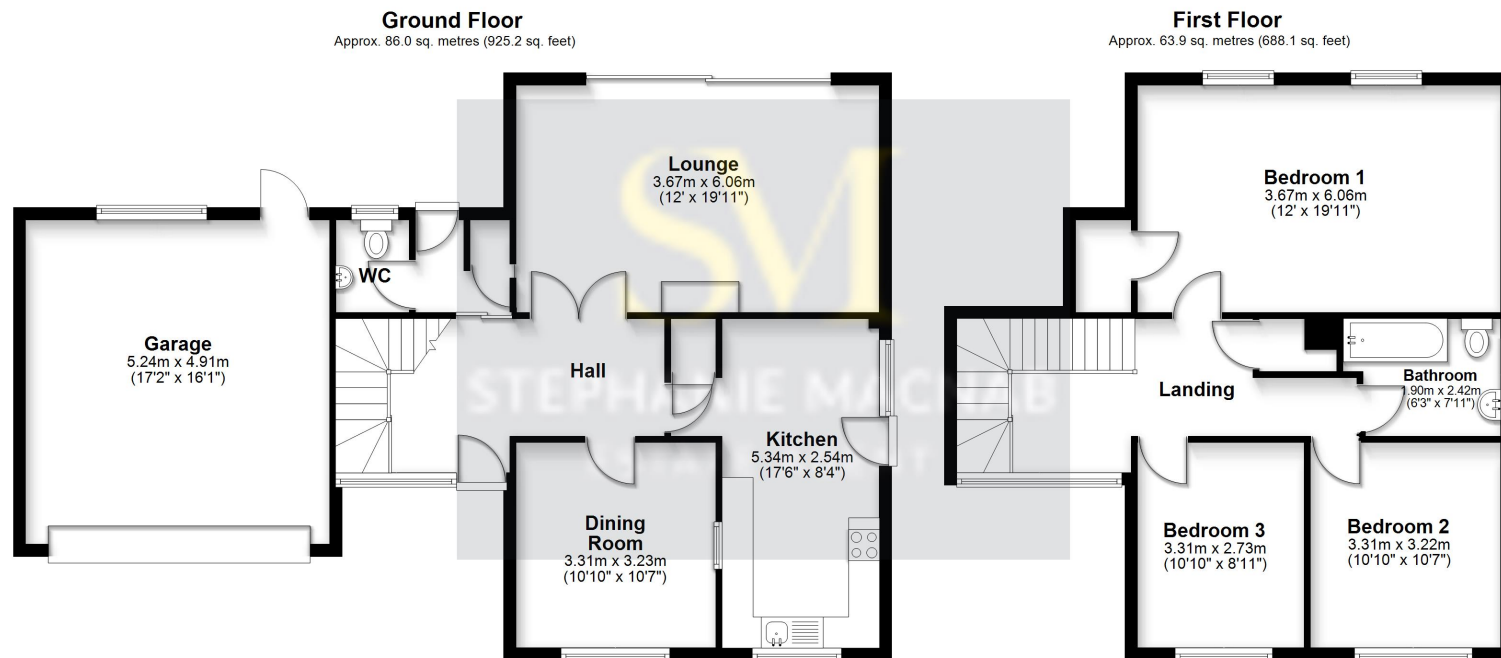
The accommodation extends to approximately 1,600 SQ FT and is arranged over two floors. The ground floor features a welcoming entrance hall with full-height windows, a spacious LOUNGE, separate DINING ROOM, and a good-sized KITCHEN with access to the garden. There is also a ground floor WC and an attached GARAGE.

Upstairs, the layout provides three bedrooms and a family bathroom, with the principal bedroom offering excellent proportions. Externally, the property really comes into its own – the rear garden enjoys a WEST-FACING ASPECT and provides superb scope for extension or landscaping, subject to consents.

Completing the picture, the home benefits from a driveway providing off-road parking and an integral garage. With its excellent location and POTENTIAL TO MODERNISE, this is a rare opportunity to secure a substantial property in one of Formby's sought-after addresses.







Total area: approx. 149.9 sq. metres (1613.3 sq. feet)

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

