



71 Redgate, Formby,
L37 4EP

Offers Over £210,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to Redgate.

Discover this charming three-bedroom semi-detached home, perfectly positioned for convenient access to local shops, schools, and a range of amenities. This delightful property offers a warm and welcoming atmosphere, ready for its new owners to make it their own.

The ground floor features a practical porch, a bright and inviting lounge, and a dining kitchen ideal for family gatherings. Upstairs, you'll find three well-proportioned bedrooms and a modern family shower room, designed with contemporary finishes.

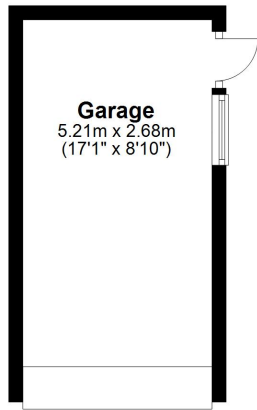
Externally, the property benefits from gardens to the front and rear, providing ample outdoor space for relaxation and entertainment. Additionally, a detached garage is available, accessed via a shared driveway.

This Freehold property is ideal for first-time buyers or those looking to move up or down the property ladder, with the added advantage of being ready to move into. There is ample scope to extend if required.

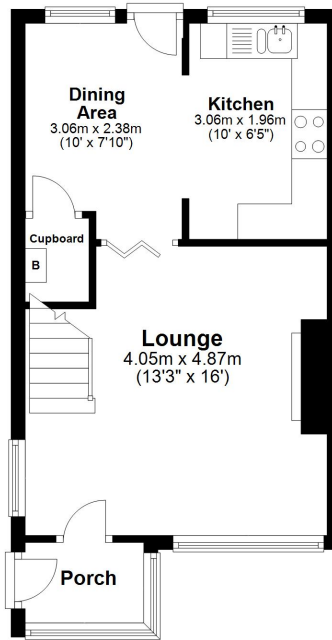
Don't miss out – call us today at 01704 516 626 to arrange a viewing and follow us on Facebook and Instagram for updates on this and other available properties.



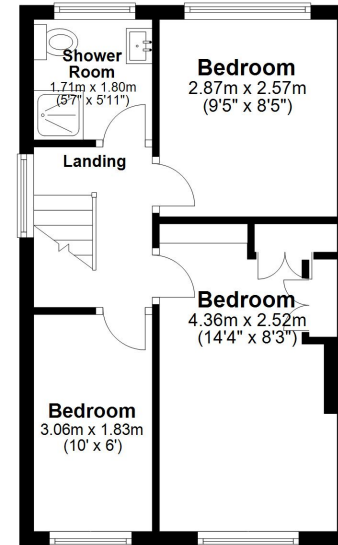




Ground Floor
Approx. 50.0 sq. metres (537.7 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 82.4 sq. metres (886.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

