



Park Avenue, Formby,
L37 6EB

**OFFERS OVER
£250,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This traditional SEMI-DETACHED FAMILY HOME is situated in a POPULAR RESIDENTIAL LOCATION, offering excellent access to local schools, shops and transport links. Owned by the same family since 1956, the property has been lovingly maintained and now presents an exciting opportunity for buyers looking to add value in a sought-after neighbourhood. Set behind a paved frontage with DRIVEWAY PARKING and a mature front garden, the house is offered for sale with the benefit of NO ONWARD CHAIN.

The accommodation comprises an entrance porch and HALLWAY, TWO RECEPTION ROOMS including a spacious LOUNGE/DINING ROOM with a lovely outlook over the garden, and a SEPARATE SITTING ROOM to the front. The KITCHEN has been RECENTLY REFITTED with a range of contemporary units, built-in oven and hob, and space for appliances. Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, a FAMILY BATHROOM and a SEPARATE WC. While the property is clean and tidy, it offers clear potential for modernisation and would suit anyone looking for a DOER-UPPER.

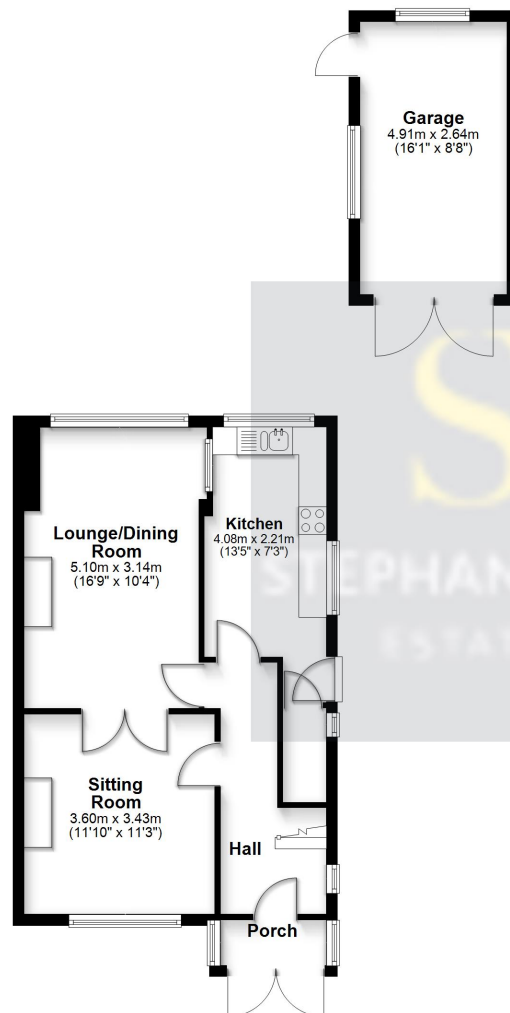
The REAR GARDEN is a real highlight – generous in size, well established, and currently laid to lawn with mature planting and space to relax or entertain. With scope to extend (subject to consent), this is a fantastic opportunity to create a long-term family home tailored to your taste.





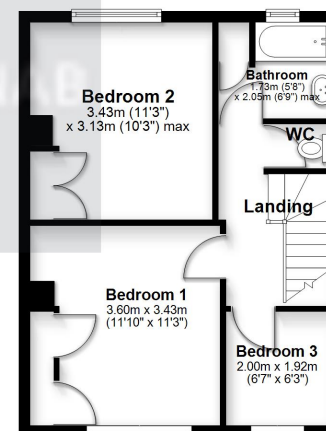
Ground Floor

Approx. 67.3 sq. metres (724.9 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 106.1 sq. metres (1141.6 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		65
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

