



Royal Crescent,  
Formby, L37 6BB

**OFFERS OVER**  
**£230,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this WELL-PRESENTED SEMI-DETACHED HOME, a fantastic opportunity for FIRST-TIME BUYERS or young families seeking a property in a convenient and popular location close to the village centre. Since purchasing four years ago, the vendor has redecorated, recarpeted, and installed a NEW KITCHEN, making this an inviting and practical home ready to move straight into. With the added benefit of NO ONWARD CHAIN, the buying process will be refreshingly straightforward.

The layout is thoughtfully arranged to balance living and dining space. From the ENTRANCE HALL, you step into a bright LOUNGE, complemented by a separate DINING ROOM at the rear, which enjoys views across the SOUTH/WEST FACING GARDEN. The MODERN KITCHEN is fitted with a range of contemporary units, providing ample storage and workspace, while also connecting to two useful STORE ROOMS, ideal for bikes, garden tools or further utility use.

Upstairs, the property offers THREE BEDROOMS, two of which are doubles, along with a FAMILY BATHROOM and separate WC. The design allows for flexibility, whether used as bedrooms, a home office, or guest space. Natural light flows easily throughout the upper floor, creating a bright and welcoming feel.

Externally, the home sits on a generous plot with off-road parking at the front and a good-size rear garden. The SOUTH/WEST FACING ASPECT ensures plenty of afternoon and evening sunshine, perfect for relaxing or entertaining outdoors. This garden also provides scope for further landscaping or family use, making it a real highlight of the property.

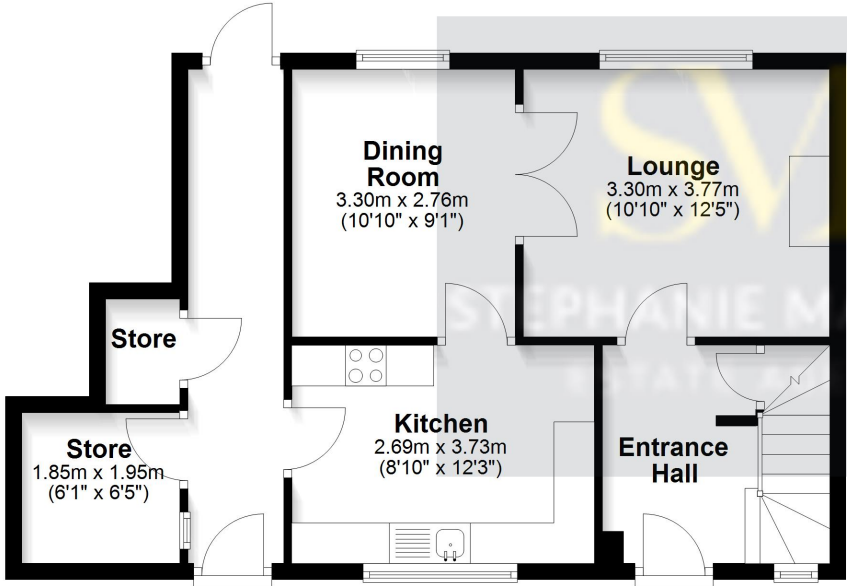






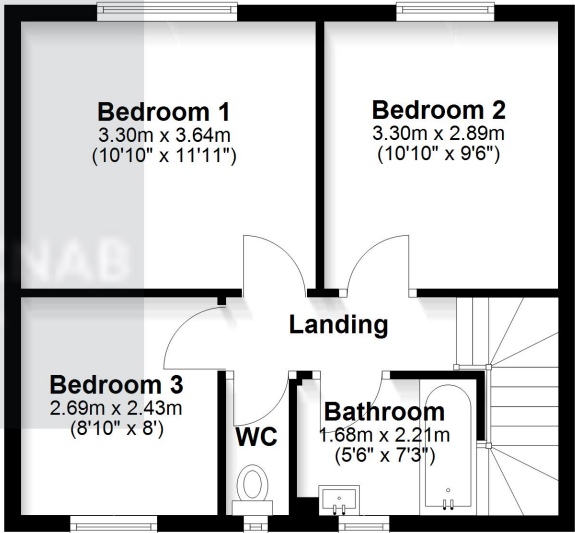
### Ground Floor

Approx. 53.4 sq. metres (574.4 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.8 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+)	71	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		