



Rimmers Avenue,
Formby, L37 7AR

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this charming SEMI-DETACHED house, nestled in the highly desirable leafy suburb of FRESHFIELD. Known for its tranquil ambiance, excellent schools, and close-knit community, Freshfield offers an idyllic setting for families and professionals alike. With its picturesque TREE-LINED STREETS, lush green spaces, and easy access to the coast, it's no wonder this area is so sought after.

This much-loved home has been cherished for over fifty years, and now it's someone else's turn to enjoy its warmth and character. The property was thoughtfully EXTENDED in the 1970s, enhancing its spacious layout. As you enter, you are greeted by a welcoming ENTRANCE HALL with a convenient DOWNSTAIRS WC. The front-facing DINING ROOM provides a cosy space for meals and gatherings, while the rear LOUNGE offers tranquil views of the delightful back garden. The KITCHEN, supplied and fitted by Intoto of Southport in 2013, remains in pristine condition, showcasing its timeless quality.

Upstairs, you'll find THREE BEDROOMS and a MODERN SHOWER ROOM. Additional storage is available in the loft, easily accessible via a ladder.

This home is presented in pristine condition, exuding attractive kerb appeal. There is OFF-ROAD PARKING for two cars and GARAGE. The ENCLOSED REAR GARDEN is a true gem. Beautifully well-stocked, it bursts into a riot of colour during the summer months, providing a perfect outdoor retreat.

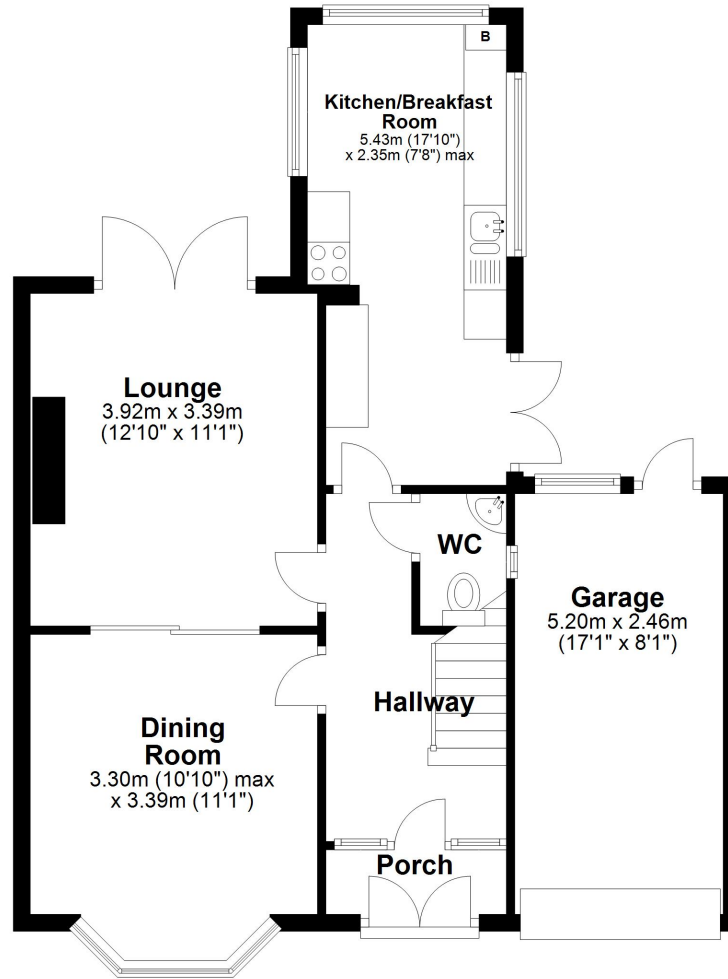
Offered with NO ONWARD CHAIN, this property is ready for its next chapter. Call today to arrange a viewing and experience the charm and potential of this delightful Freshfield home.





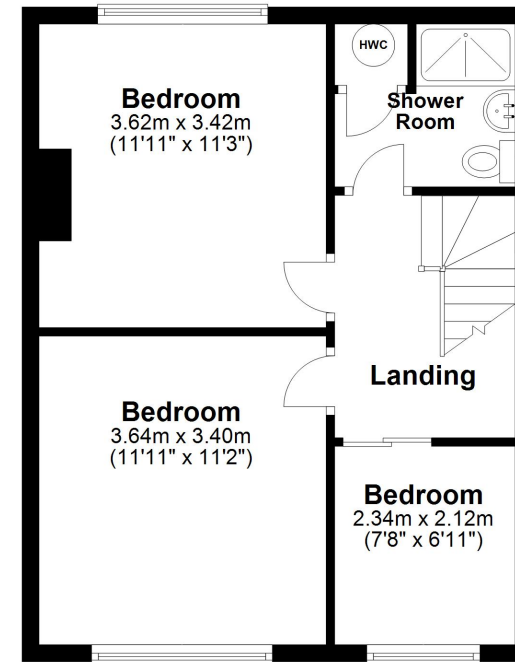
Ground Floor

Approx. 62.2 sq. metres (669.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 103.5 sq. metres (1114.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

