



Sefton Road,
Formby, L37 2JG

Offers Over £250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

FOUR BEDROOM bedroom semi-detached property within WALKING DISTANCE to the village, TRAIN station and several schools.

The property is being offered with ONWARD CHAIN and offers a blank canvas for the new owner to create their dream.

The FLOORPLAN illustrates the accommodation layout, which flows well, and the FOURTH BEDROOM is a loft conversion.

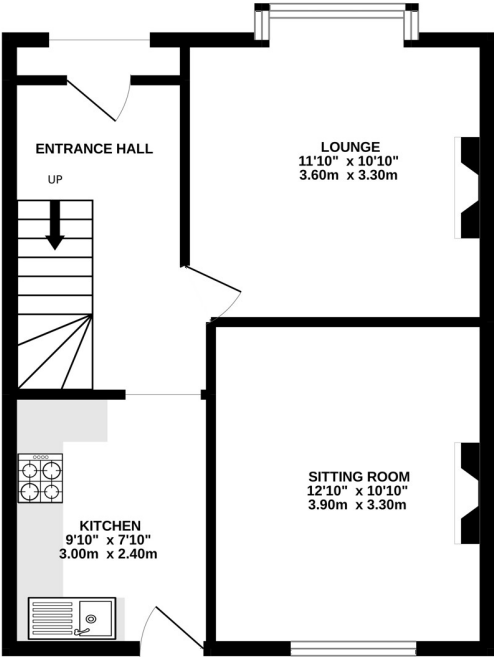
Outside, there are front and rear gardens and a shared driveway leading to the garage.

To view, call 01704 516 626. Follow us on Facebook and Instagram.

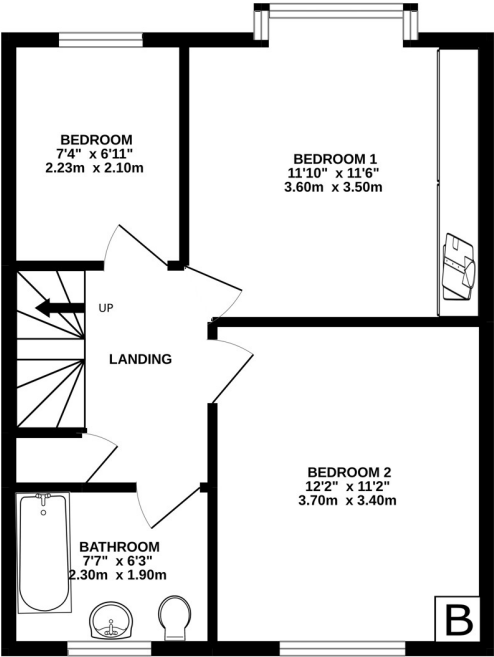




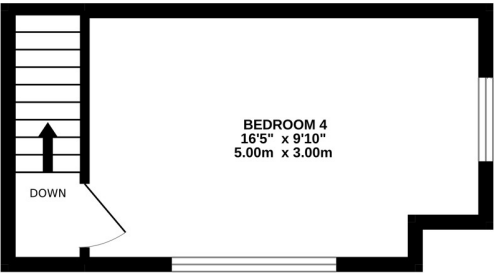
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

