



Tyrers Close, Formby,
L37 4BE

OFFERS OVER
£325,000

SM
STEPHANIE MACNAB
ESTATE AGENT

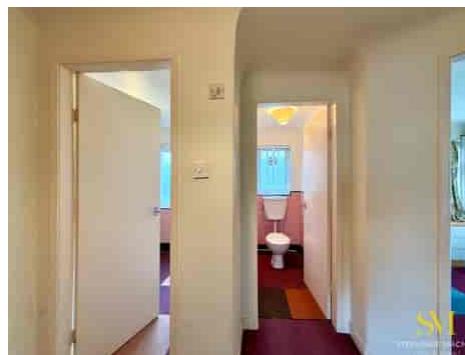
This THREE-BEDROOM SEMI-DETACHED HOUSE offers an exceptional opportunity for buyers LOOKING to MODERNISE and create their ideal home. The CUL-DE-SAC is quiet and peaceful yet only a short walk from the village. The location strikes the perfect balance between convenience and privacy, making this a highly desirable setting for families.

The accommodation is generous and well laid out, beginning with a spacious ENTRANCE HALL featuring PARQUET FLOORING and access to both reception rooms. The LOUNGE enjoys a large picture window to the front, while the separate DINING ROOM overlooks the superb WEST-FACING REAR GARDEN. The KITCHEN connects directly to the dining room, offering clear potential for an OPEN-PLAN KITCHEN/DINING. The DETACHED GARAGE is an excellent size and provides further options for storage, hobbies, workshop space or future redesign (subject to permissions).

Upstairs, the property features three bedrooms — two generous doubles and a well-proportioned third — along with a BATHROOM and SEPARATE WC. The layout is straightforward, practical and offers clear scope for REFURBISHMENT or MODERNISATION to suit a buyer's needs. With NO ONWARD CHAIN, the next owner can commence works and move forward at their own pace without delay.

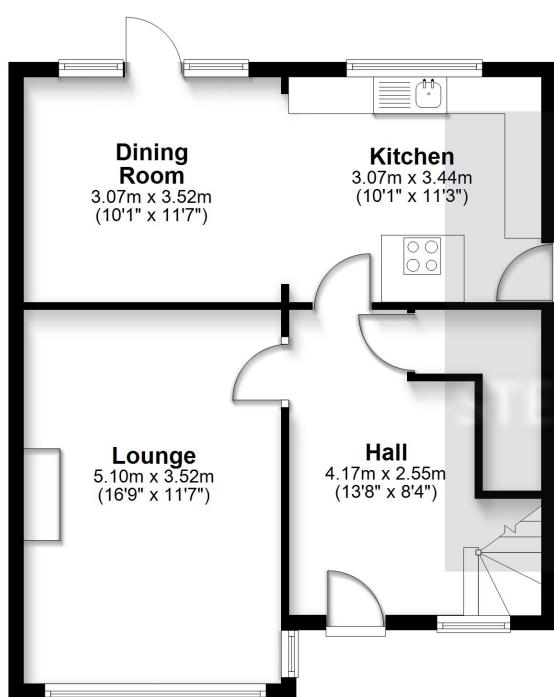
The standout feature is the exceptional REAR GARDEN — unusually large, wonderfully private and bathed in afternoon and evening sun thanks to its WEST-FACING aspect. With mature trees, a long lawn and ample room for landscaping, extending or creating dedicated play or entertaining areas, this is a rare and impressive outdoor space that significantly enhances the home's potential.





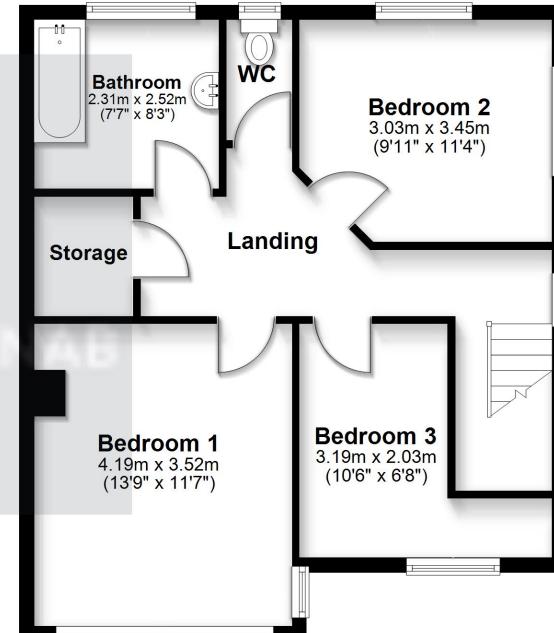
Ground Floor

Approx. 82.7 sq. metres (890.6 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 138.1 sq. metres (1487.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.



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