



Whitehouse Avenue,
Formby, L37 3LR

Offers Over £200,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Are you looking for your first home or possibly an investment purchase? Well, look no further this property is ideal...

This property is located on a discreet CUL-DE-SAC just off Whitehouse Lane and Church Road, which is only a short walk to the Village.

The property has been a much-loved home for 10 years and briefly comprises a lounge, DINING KITCHEN and bathroom. Upstairs, there are THREE BEDROOMS. There is also an EN-SUITE to the master bedroom.

Outside, there is OFF-ROAD parking and a surprisingly large rear garden, which is ideal for pets, an allotment, or simply relaxing on sunny days.

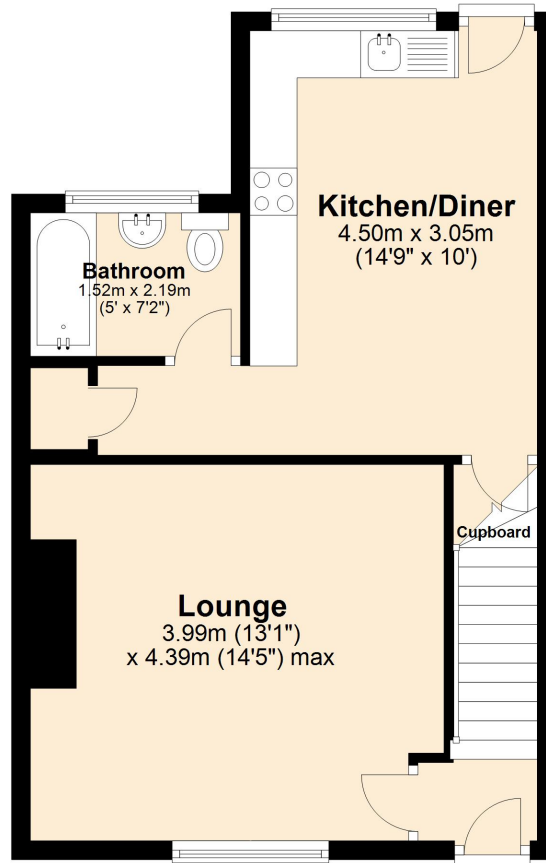
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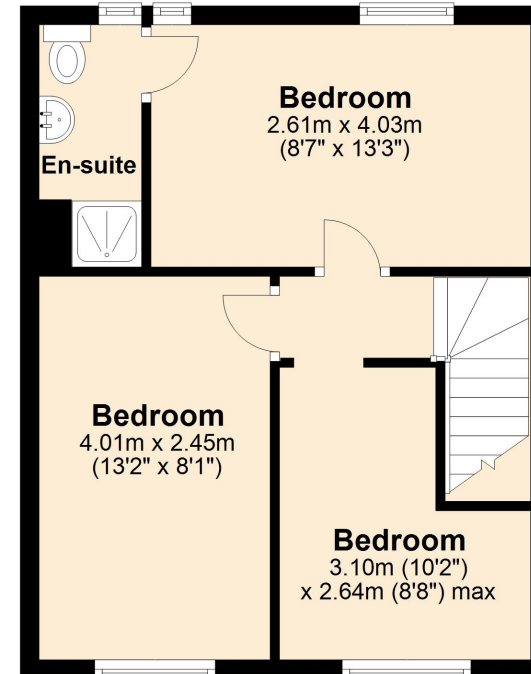
Ground Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 77.7 sq. metres (836.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	70	70	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

