



Pinewood Avenue,
Formby, L37 2HY

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This substantial SEMI-DETACHED house has FOUR BEDROOMS and a LARGE SOUTH FACING rear garden.

The property is suited to a range of buyers, from those seeking a quiet life along this peaceful Avenue, to those wanting to be within walking distance of the local schools, St Luke's Primary School and Range High School and those beyond.

Walkers and dog owners have ready access to Cambridge Fields via the cut through, with the Pinewoods and Formby Beach beyond.

This property has been a much-loved home for over 45 years and holds fond memories for the vendor and offers a GREAT OPPORTUNITY for the next homeowner to renovate, remodel and upgrade, taking the property on to a new chapter.

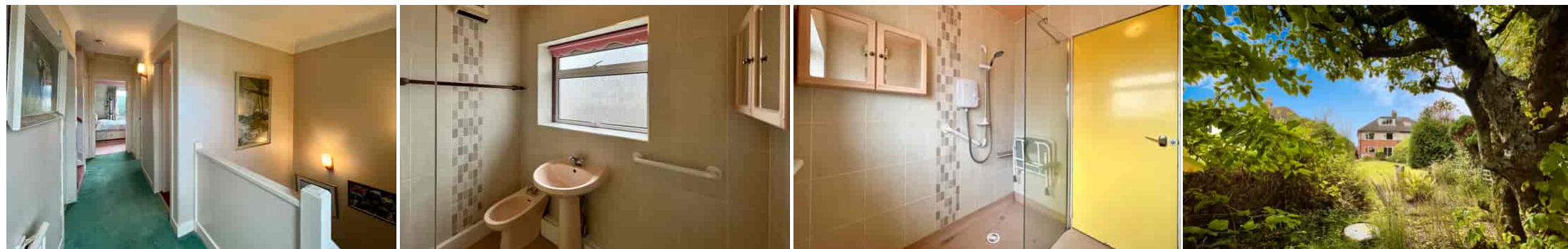
The included FLOOR PLAN clearly illustrates the current layout and the potential for the accommodation, which briefly comprises:- A front-facing DINING ROOM and REAR SITTING ROOM, which enjoys the afternoon sun. The KITCHEN and sitting room are adjacent and could be readily opened out to maximise the sunny aspect, creating the much coveted OPEN PLAN kitchen/diner.

There are THREE DOUBLE BEDROOMS, a SHOWER ROOM and a separate WC to the first floor, with a further large FOURTH BEDROOM to the second floor, with ample additional storage.

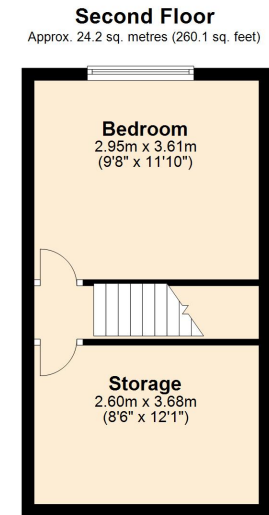
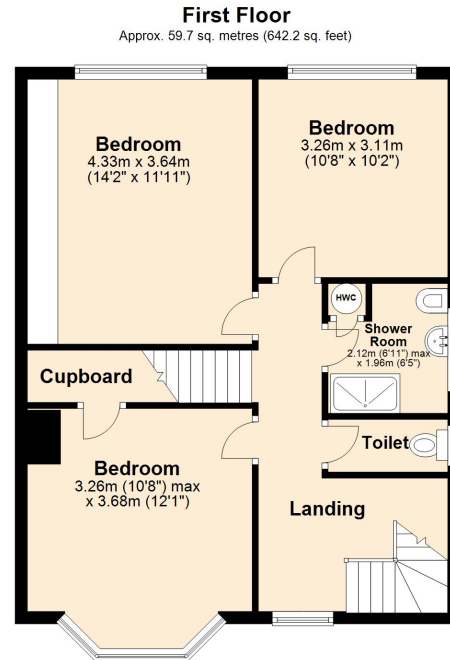
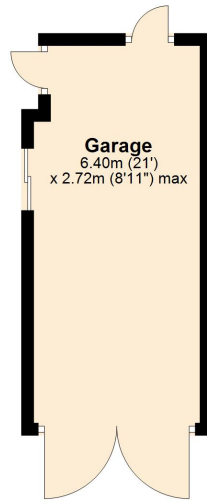
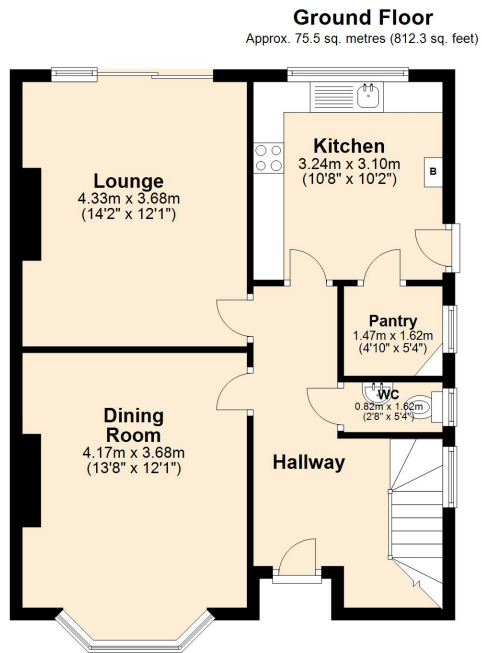
The overall PLOT is 0.14 of an acre.

There is plenty of OFF-ROAD parking and a GARAGE with additional storage to the rear. The rear garden is substantial with a SUNNY SOUTH FACING ASPECT, perfect for energetic children, pets or simply relaxing after a long hard day.

NO ONWARD CHAIN. Call to view 01704 516 626. Follow us on Facebook and Instagram.







Total area: approx. 159.3 sq. metres (1714.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

