



Park Road, Formby,
L37 6AQ

Offers Over £290,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this well-loved home, cherished by its owners for over 50 years.

As you approach, you'll appreciate its KERB APPEAL and INVITING EXTERIOR, hinting at the warmth within.

Inside, the ENTRANCE HALL welcomes you with practicality, featuring a convenient WC—an essential for family life. The SPACIOUS LOUNGE enjoys ample natural light through a bay window, offering a cosy spot to relax and unwind after a busy day. Adjacent, the DINING AREA seamlessly connects to the CONSERVATORY, overlooking the peaceful rear garden.

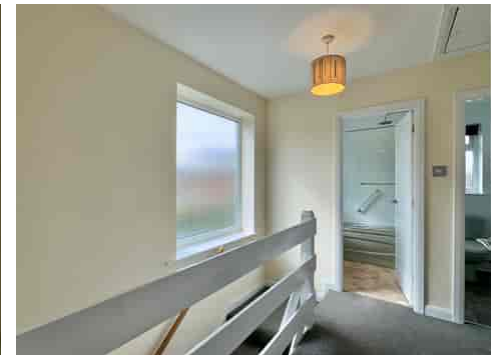
The KITCHEN, boasting charming shaker-style units and integrated AEG appliances, offers a blend of QUALITY and STYLE that enhances the overall appeal of the home.

Upstairs, THREE BEDROOMS offer comfortable living space, complemented by a FAMILY BATHROOM and SEPARATE WC.

Outside, you'll find OFF-ROAD PARKING and a GARAGE, along with an enclosed REAR GARDEN—a safe haven for children and pets to enjoy.

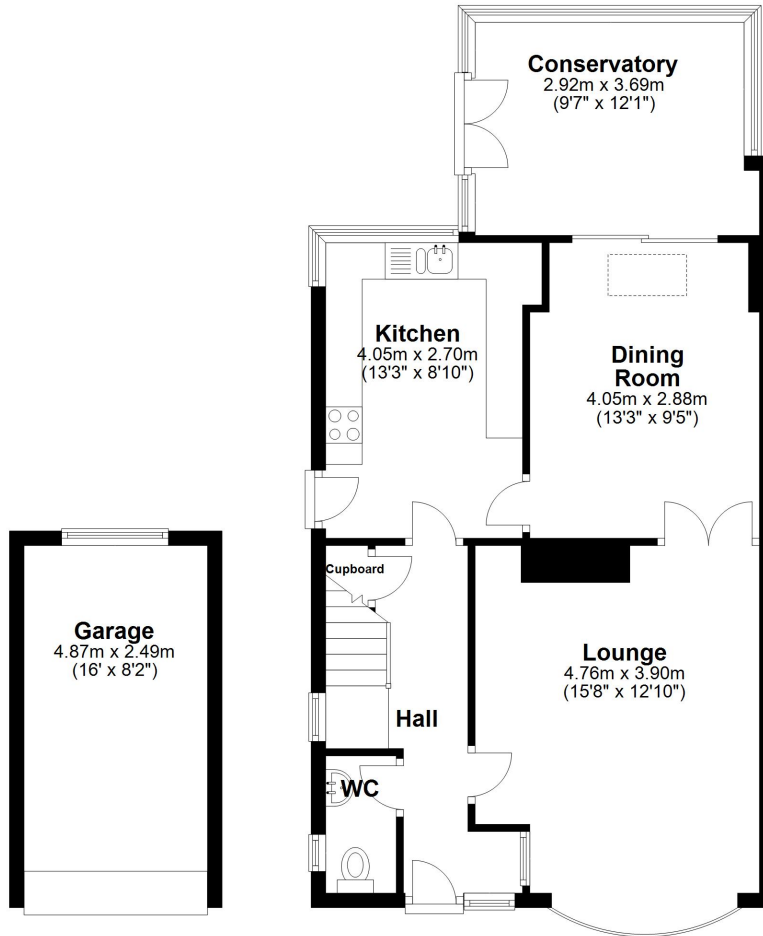
The property is offered with the benefit of NO ONWARD CHAIN. Call today to arrange a viewing - 01704 516 626.





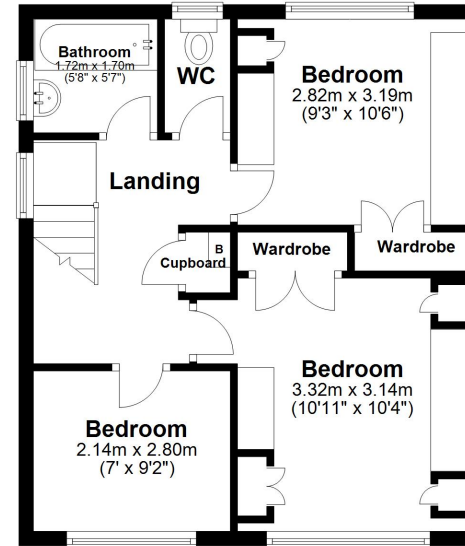
Ground Floor

Approx. 74.7 sq. metres (803.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 116.5 sq. metres (1254.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		72	82
England, Scotland & Wales		EU Directive 2002/91/EC	

