



Byland Close, Formby,
L37 8BT

£200,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this well-loved EXTENDED SEMI-DETACHED HOME, owned by the same family for the past 45 years. Nestled in a quiet CUL-DE-SAC, this property presents an excellent opportunity for a new owner to put their stamp on it.

As you step inside, you'll find a SPACIOUS LOUNGE that seamlessly extends into the DINING AREA, offering a comfortable and open feel. The KITCHEN is modern and functional. Adjacent to the kitchen is a UTILITY ROOM, providing practicality for day-to-day living.

The layout offers potential for RECONFIGURATION, allowing the savvy buyer to embrace a more contemporary, OPEN-PLAN living style.

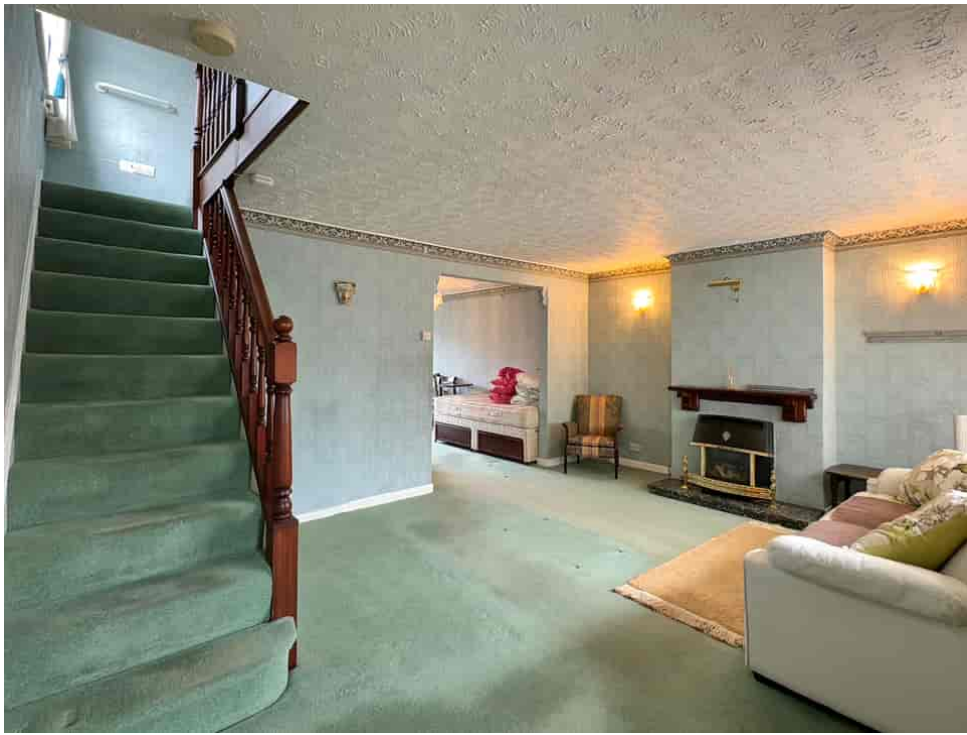
Upstairs, the THREE BEDROOMS and FAMILY BATHROOM provide ample space.

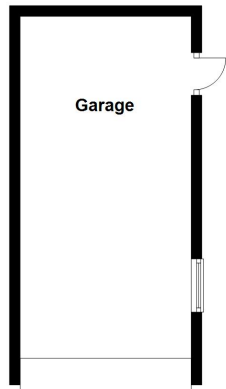
Externally, the property features OFF-ROAD parking and a shared driveway leading to the GARAGE. The enclosed REAR GARDEN is perfect for energetic children and pets.

While the house may need a bit of TLC, the absence of an ONWARD CHAIN makes it a hassle-free option for those looking to embark on a renovation project.

This property is a canvas awaiting your personal touch. To explore the potential and envision the possibilities, please call us at 01704 516 626 to schedule a viewing. Don't miss the chance to transform this house into your ideal home.

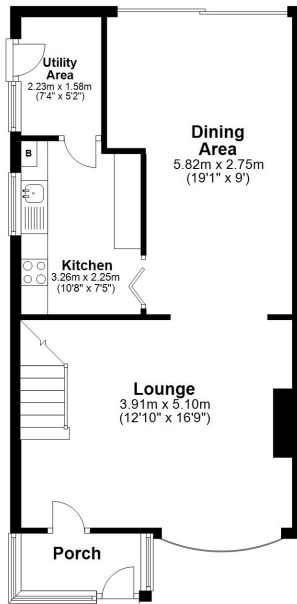






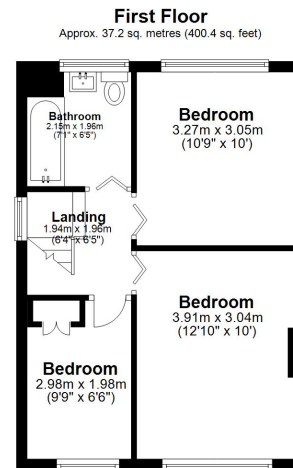
Garage

Ground Floor
Approx. 73.9 sq. metres (795.4 sq. feet)



Total area: approx. 111.1 sq. metres (1195.9 sq. feet)

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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

