



Lord Sefton Way,
Great Altcar, L37 5AB

OFFERS OVER
£300,000

SM
STEPHANIE MACNAB
ESTATE AGENT

A CHARMING COTTAGE IN THE HEART OF GREAT ALT CAR – FULL OF CHARACTER AND POTENTIAL

Dating back to the 1920s, this delightful SEMI-DETACHED COTTAGE offers a rare opportunity to acquire a home steeped in history, set within mature gardens of approximately 0.17 ACRE. With beautiful borrowed landscapes to both the front and rear, the cottage enjoys a truly idyllic rural setting whilst still being within easy reach of Formby and surrounding areas.

The property is comfortable in its current form but presents excellent scope for EXTENSION and enhancement to suit modern living. An ENTRANCE HALL leads to a welcoming LOUNGE with fireplace, while the recently updated KITCHEN provides a bright and practical space. A modern GROUND FLOOR BATHROOM completes the layout on this level.

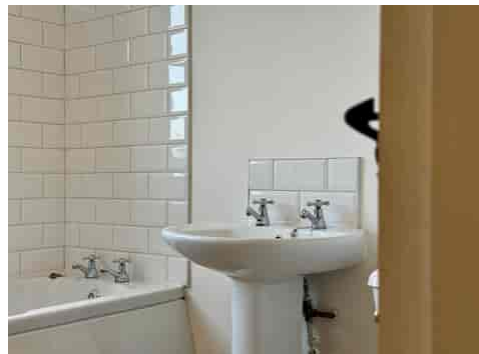
Upstairs, the cottage provides THREE BEDROOMS, all with views of the surrounding countryside. The floorplan highlights the flexibility for reconfiguration, with scope to add further facilities if desired.

Externally, the generous gardens are a real highlight – with lawns, trees, and plenty of room to entertain and relax. To the front, there is OFF-ROAD PARKING for several vehicles, along with two useful OUTBUILDINGS to the rear. The setting is tranquil yet accessible, making it a rare find in the local market.

This is a NO ONWARD CHAIN sale.

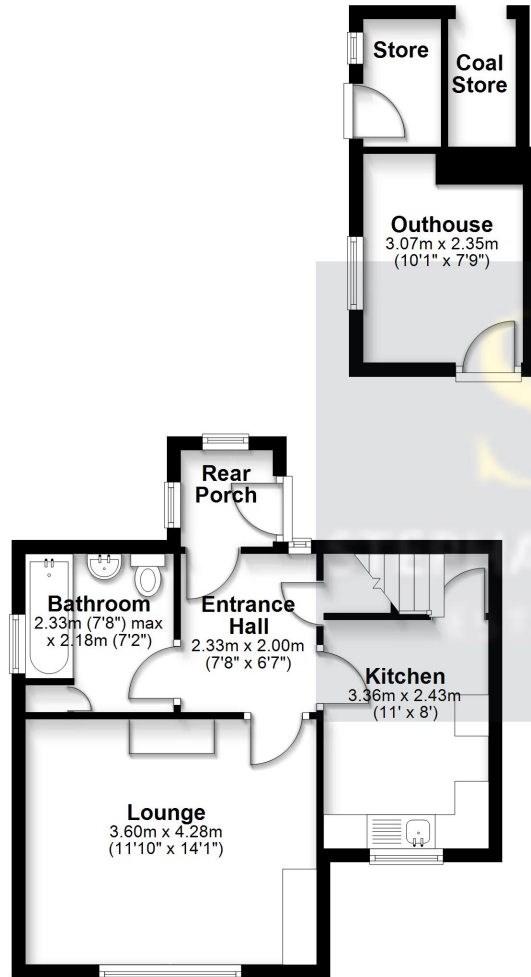
Please note, the property is located within a CONSERVATION AREA. Any future extensions or external alterations will require formal planning consent.





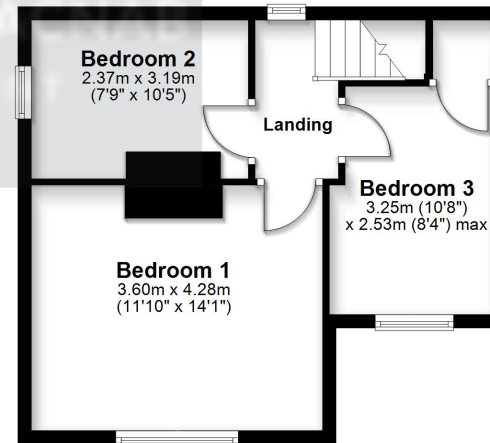
Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 86.3 sq. metres (928.6 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	