



Harington Road,
Formby, L37 1NS

Offers Over £650,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Most readers don't always believe the estate agent blurb, but this really is "a UNIQUE OPPORTUNITY" to acquire a PRIVATE DETACHED HOUSE.

The plot is FREEHOLD and covers 0.29 ACRE with vehicular access on HARINGTON ROAD and VICTORIA ROAD. The house is circa 2,400 sq ft.

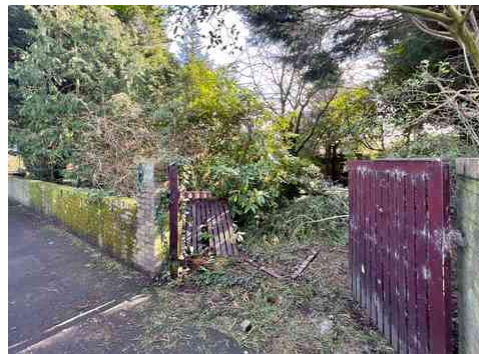
There is the option to renovate the current dwelling or substantially extend and create a magnificent house (subject to planning) either way, you could create your vision, a DREAM HOME.

The garage was constructed to accommodate the original owner's ROLLS ROYCE (Rolls Royce not included or present), a lovely nostalgic feature!

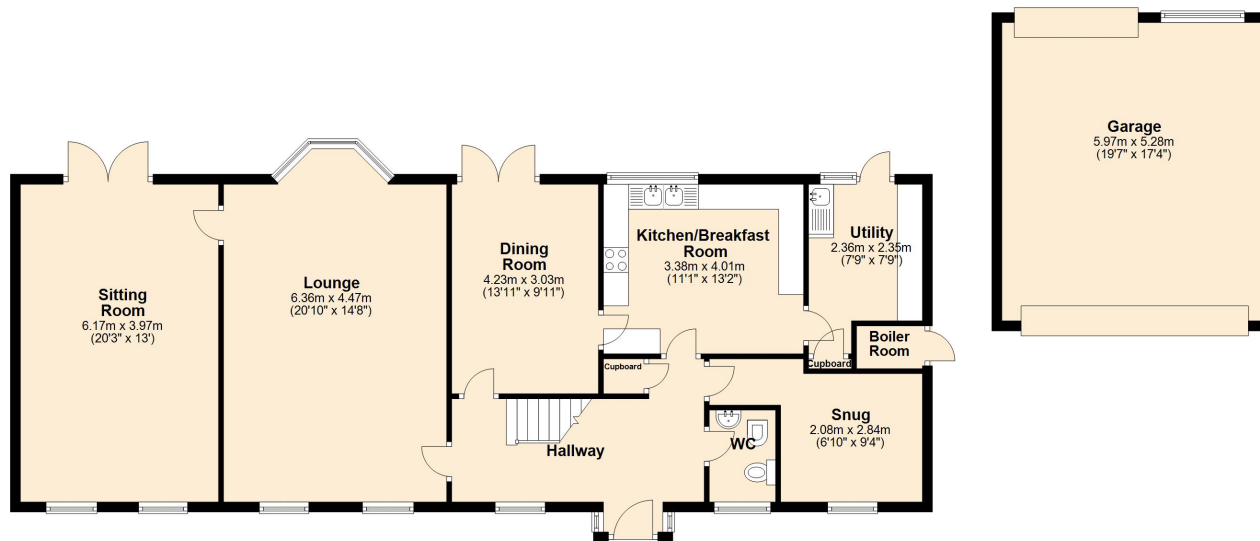
There is NO ONWARD CHAIN.

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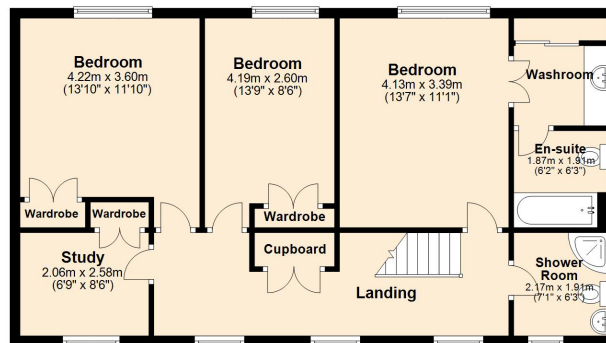




Ground Floor Approx. 146.8 sq. metres (1579.9 sq. feet)



First Floor Approx. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 221.8 sq. metres (2388.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		55	71

