



Kew Road, Formby,
L37 2HB

Offers Over £240,000

SM

STEPHANIE MACNAB
ESTATE AGENT

HIDDEN GEM - a delightful VICTORIAN COTTAGE which enjoys a tranquil SEMI-RURAL LOCATION.

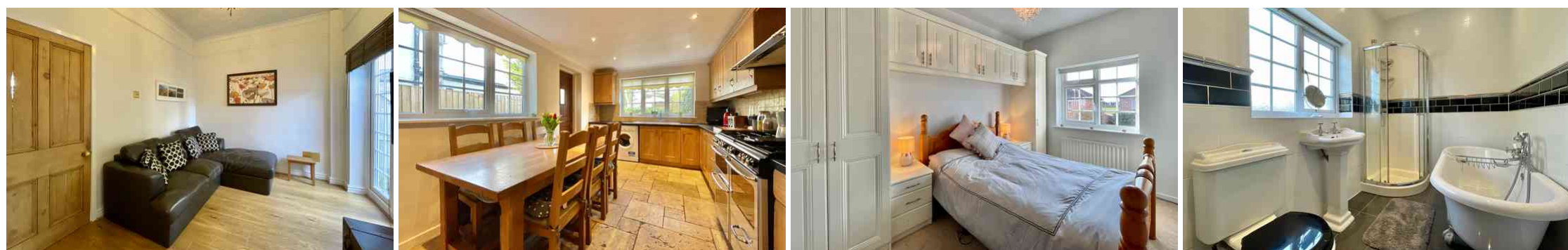
Kew Road is a quiet little road situated off Barton Heys Road with direct routes to the Hightown Path and the BEACH.

The property is versatile and would be of interest to a variety of buyers, upsizing or downsizing, young person or retiring, this home really will accommodate your needs, just take a look at the photographs and floor-plan.

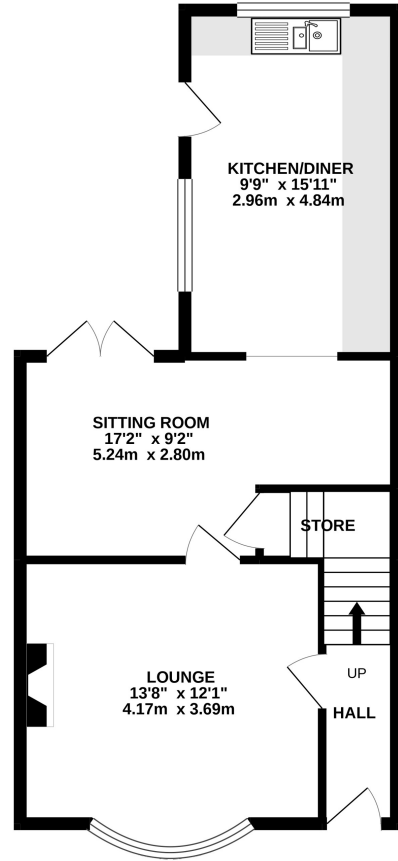
The accommodation comprises - entrance hall, lounge with a ROARING REAL FIRE, rear sitting room and dining kitchen. Upstairs, there are THREE BEDROOMS and a bathroom.

Outside, there is OFF-ROAD parking to the front and a rear garden.

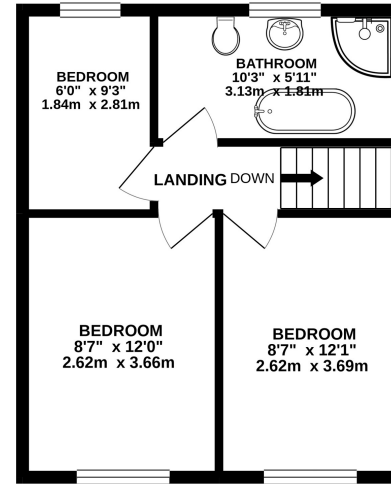
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GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(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	