



Alt Road, Formby,
L37 6DF

OFFERS OVER
£230,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this 1970s semi-detached house, offered with NO ONWARD CHAIN, perfectly situated to make the most of its SOUTH-FACING REAR GARDEN – a true suntrap for outdoor relaxation and entertaining.

This spacious home has been EXTENDED to provide generous accommodation across two floors. Stepping inside, you are welcomed by a light-filled HALLWAY that leads to TWO WELL-PROPORTIONED RECEPTION ROOMS: a bright LOUNGE overlooking the rear garden and a DINING ROOM, ideal for formal dining or a flexible living space.

The KITCHEN/BREAKFAST ROOM offers ample storage and workspace, with a pleasant outlook over the garden.

Upstairs, there are THREE BEDROOMS. The modern SHOWER ROOM is complemented by a SEPARATE TOILET, providing practical family living.

Externally, the property benefits from a beautifully maintained rear garden featuring mature planting and a neat lawn – perfect for relaxing on sunny afternoons. To the front, there are two OFF-ROAD PARKING SPACES and access to the GARAGE. Additionally, the property boasts a loft with boarding and a fitted ladder, providing excellent storage options.

Located in a popular residential area, this property offers SCOPE FOR MODERNISATION to create a contemporary family home.

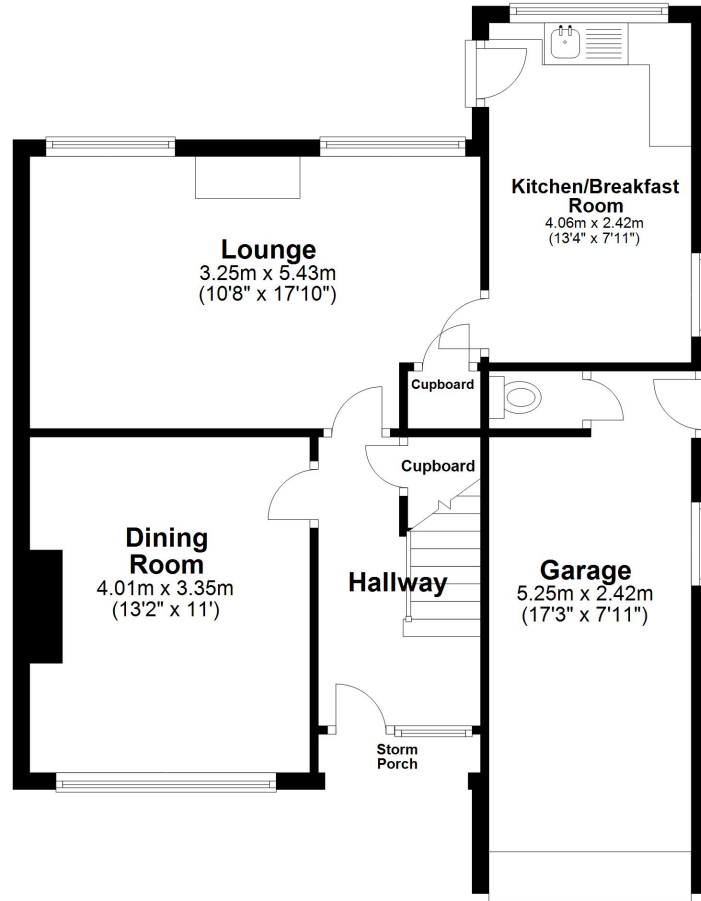
Viewings are highly recommended to appreciate the full potential of this delightful property.





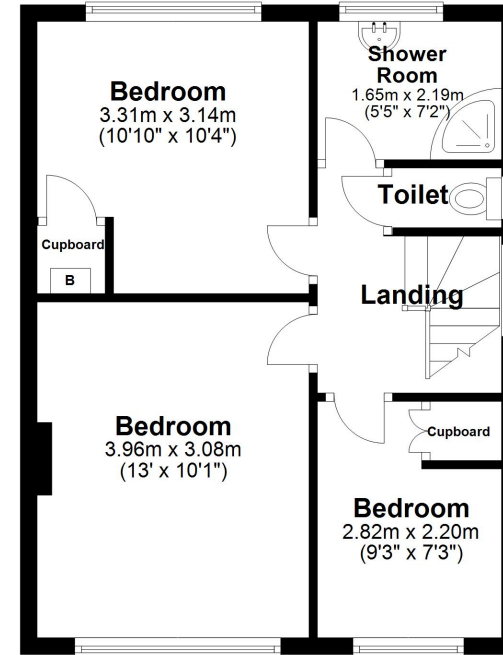
Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(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	

