



Alt Road, Formby,  
L37 6DB

Offers Over £250,000

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this delightful 3 bedroom semi-detached house located in the highly sought-after area of Formby.

This beautifully presented property offers a turnkey solution for buyers, making it the perfect family home. As you step into the property, you'll immediately notice the contemporary styling and attention to detail.

The spacious living area boasts a bright and airy feel, with plenty of natural light streaming in. The property benefits from three well-proportioned bedrooms, perfect for families or those who require extra space for a home office.

One of the standout features of this property is the conservatory, installed in 2019, which provides additional living space and adds to the overall appeal of the property.

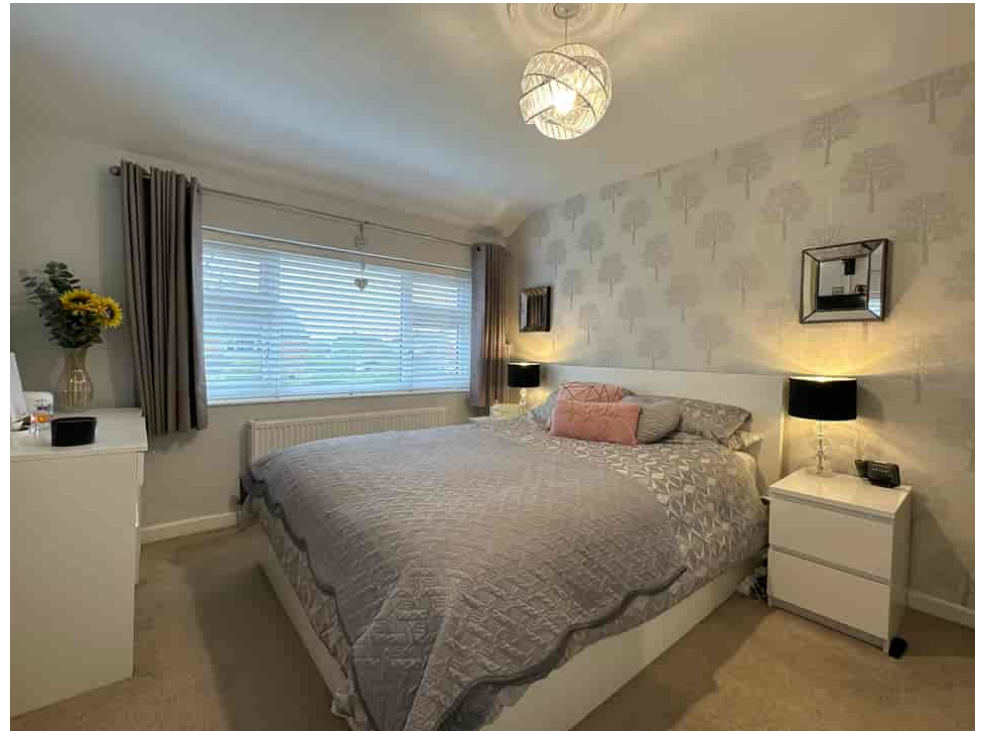
The large north-west facing back garden is an absolute delight, offering a fantastic space to entertain friends and family or to simply relax and unwind. The decking area is perfect for summer barbecues or al-fresco dining.

In addition, the property also benefits from a brick garage and parking for up to three cars in the front drive, making it an ideal choice for those who require off-street parking.

Planning permission has been obtained for a part single and part two storey extension - Reference DC/2021/02421

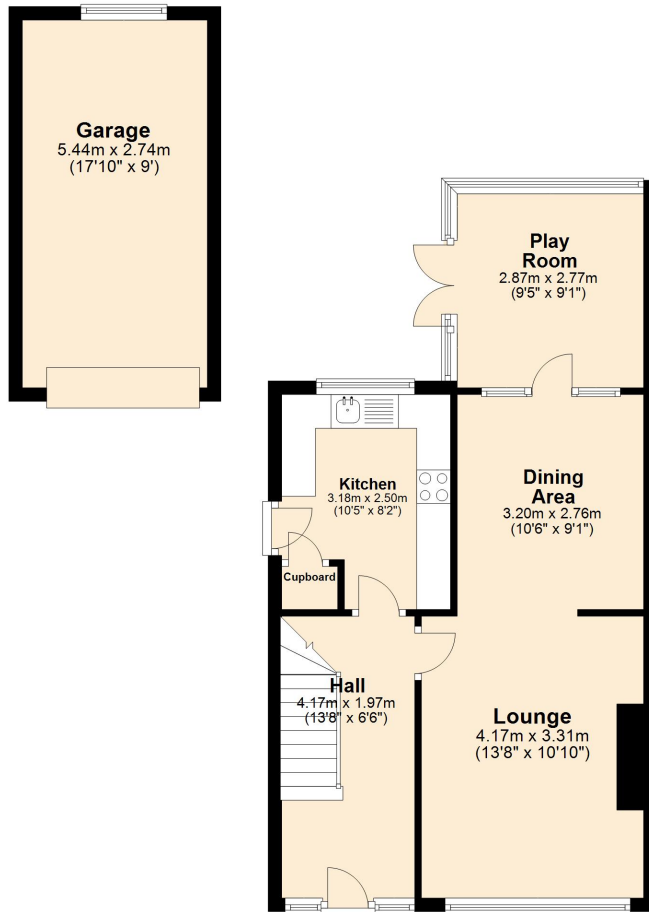
Overall, this property is a fantastic opportunity to acquire a stylish and well-maintained family home in a highly desirable location. Don't miss out on the chance to make this property your own.





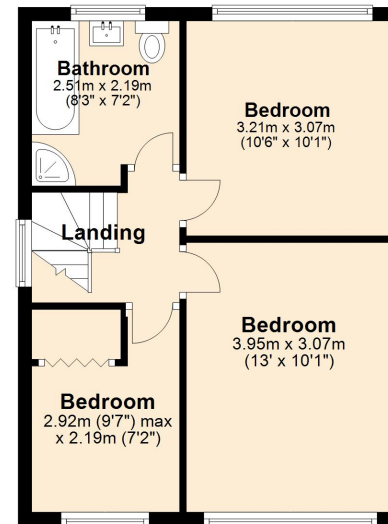
### Ground Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



### First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 102.3 sq. metres (1101.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

