



Ashcroft Road,
Formby, L37 6BJ

OFFERS OVER
£250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Situated in a popular area of Formby, this cosy THREE-BEDROOM semi-detached home holds a special place in the hearts of its owners for over 35 years. Nestled in a peaceful neighbourhood, the property offers BEAUTIFUL GARDENS and PLEASANT VIEWS of the parkland to the rear.

Upon entry, you'll feel the warmth of the home's inviting atmosphere. The LOUNGE provides ample space for everyday living and seamlessly connects to the DINING AREA, offering a lovely view of the charming rear garden.

The KITCHEN is functional and well-equipped, making meal preparation a breeze.

Upstairs, THREE BEDROOMS offer comfortable retreats at the end of the day, with the rear bedroom enjoying tranquil views across the nearby playing field. The BATHROOM is tastefully designed and adds to the home's appeal.

Outside, the property boasts beautifully maintained gardens with vibrant flowers and lush foliage. OFF-ROAD PARKING adds convenience to the property.

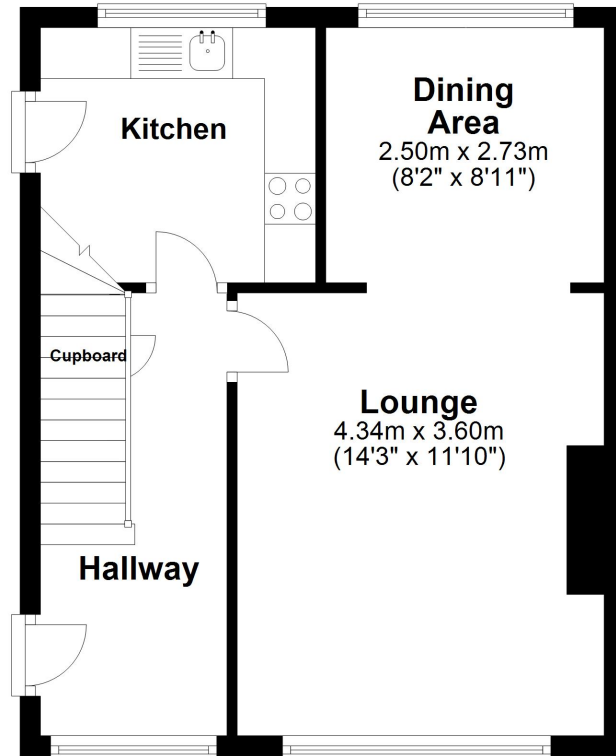
With NO ONWARD CHAIN, this home presents a wonderful opportunity. Viewing is recommended to fully appreciate its charm.





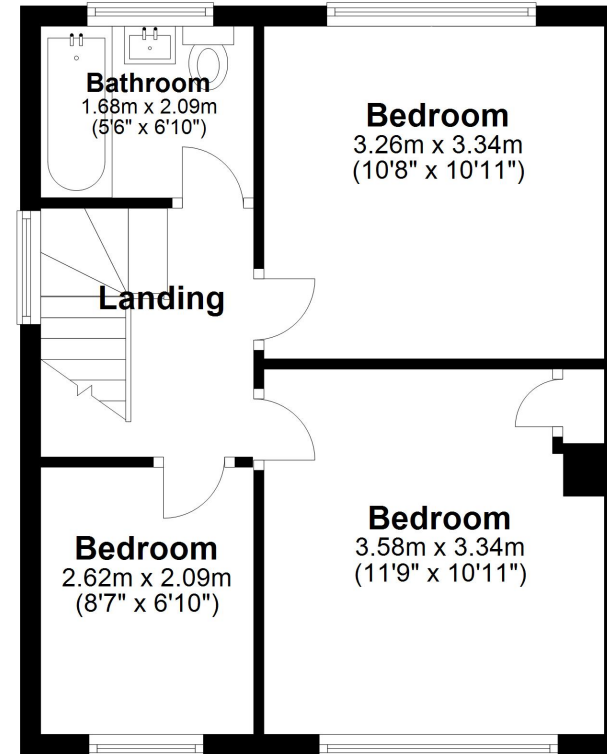
Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 76.4 sq. metres (821.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(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	

