



Tintern Drive,
Formby, L37 6DT

Offers Over £200,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This property has been owned by the same family since new and is now ready for new owners to create their happy memories.

The house is perfectly habitable but requires modernisation throughout. There is a SINGLE STOREY extension to the rear, which increases the internal floor area to circa 1,200 sq ft.

The accommodation comprises - enclosed porch, entrance hall, front lounge and extended rear sitting room. The kitchen and utility area are adjacent.

Upstairs, there are THREE DOUBLE BEDROOMS, bathroom and a separate WC.

Outside, the property is situated in a QUIET CUL-DE-SAC with off-road parking leading to the integral garage, which could be readily converted to create an additional reception room (subject to consent) and enclosed rear garden.

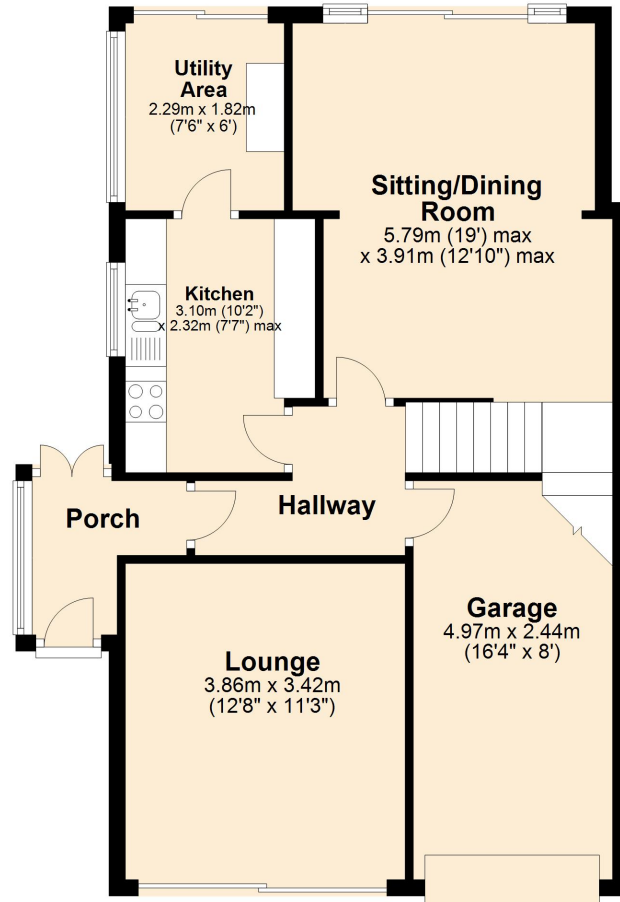
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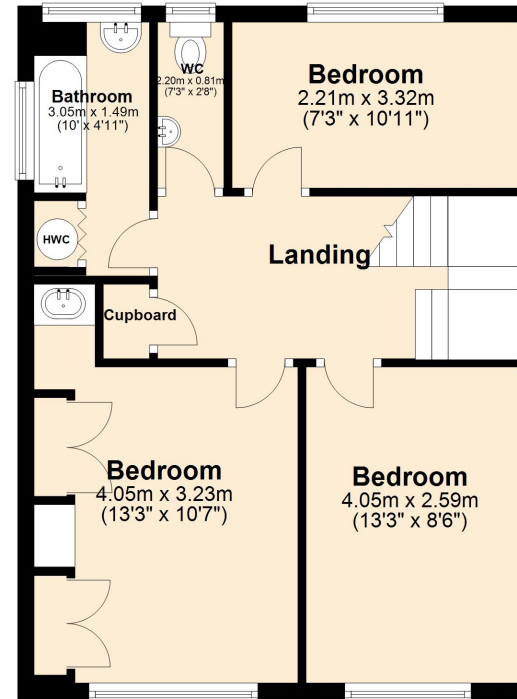
Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 112.8 sq. metres (1214.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		50
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

