



Old Mill Lane, Formby,
L37 3PE

OFFERS OVER
£325,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This CHARACTER SEMI-DETACHED HOUSE combines period charm with family practicality, occupying a substantial CORNER PLOT with gardens extending to approximately 0.11 ACRE. Owned by the same family for many years, the property offers excellent proportions and scope for further development, including the potential for a SIDE EXTENSION, subject to permissions. Adding to its appeal, there is VEHICULAR ACCESS from Willow Grove.

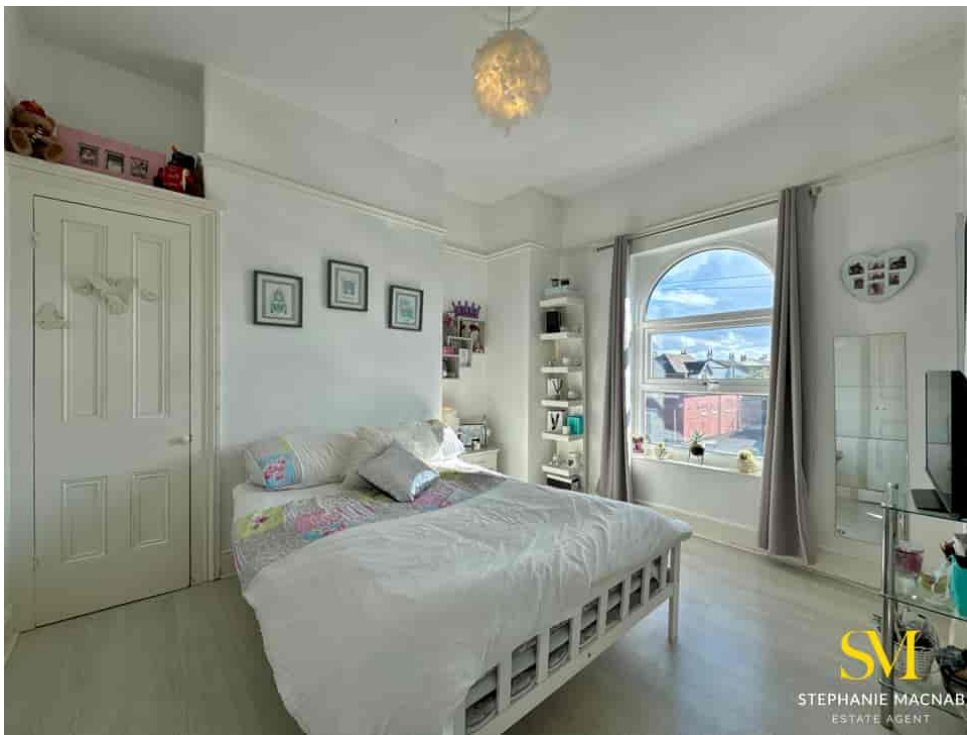
The accommodation is arranged over three floors. The ground floor features a welcoming entrance hall leading to two generous reception rooms – a LOUNGE with feature fireplace and a DINING ROOM offering flexibility for family dining or entertaining. The KITCHEN is fitted in a classic style with integrated appliances, while a useful pantry provides extra storage.

On the first floor, there are two DOUBLE BEDROOMS, both well-proportioned, with Bedroom One benefitting from a DRESSING ROOM. The family BATHROOM is fitted with a traditional suite, including both a bath and separate shower. The top floor has been converted to create a further DOUBLE BEDROOM, ideal as a teenager's room, guest suite, or even a home office.

Externally, the property really comes into its own. The LARGE REAR GARDEN is mainly laid to lawn, offering excellent space for outdoor living and play. With its plot size and dual access, this home provides huge potential to grow with your family's needs.

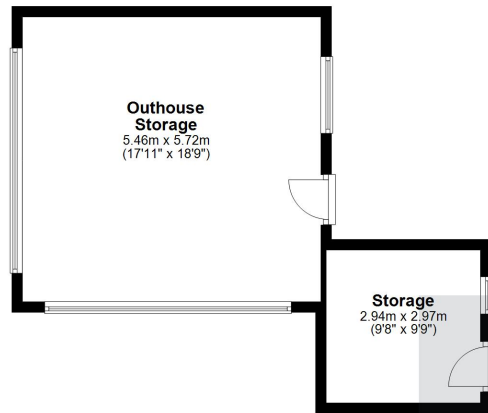






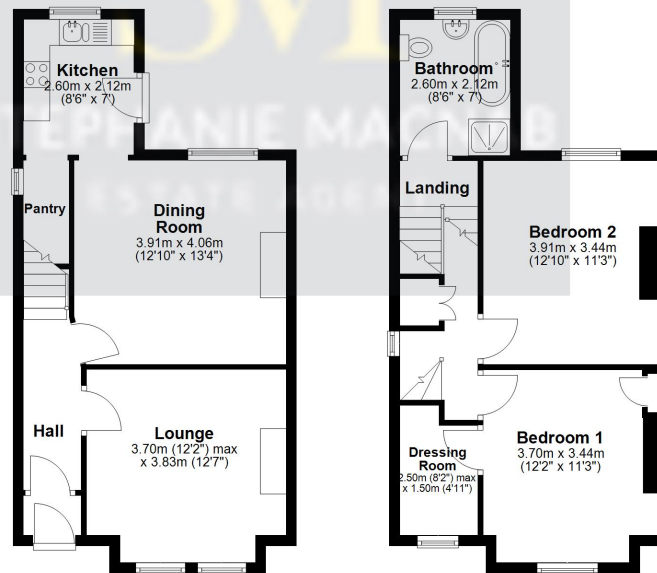
Ground Floor

Approx. 84.3 sq. metres (907.8 sq. feet)



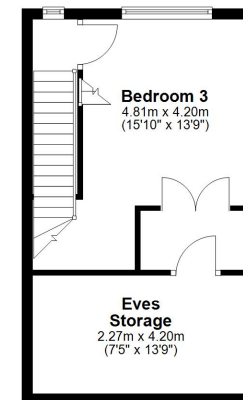
First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Second Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 157.8 sq. metres (1698.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.