



Smithy Green, Formby,
L37 3PN

£220,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This SEMI-DETACHED HOME has been owned by the same family for 40 years and now offers a fantastic opportunity for a new buyer to update and create their dream home. With a GIA of approximately 1,100 SQ FT, it provides excellent space, a versatile layout and the scope to modernise to individual taste. Offered with NO ONWARD CHAIN, it's an ideal choice for first-time buyers or families.

The property is ideally located close to Freshfield Primary School, one of only two primary schools in Formby rated Outstanding by Ofsted, making it a superb option for young families. Local shops, Formby Village and train stations are also easily accessible.

Inside, the accommodation is well laid out. The ground floor comprises a PORCH, entrance HALLWAY with WC, a spacious LOUNGE DINING ROOM, fitted KITCHEN, and a SUN ROOM leading onto the garden. There is also an INTEGRAL GARAGE offering secure parking or conversion potential.

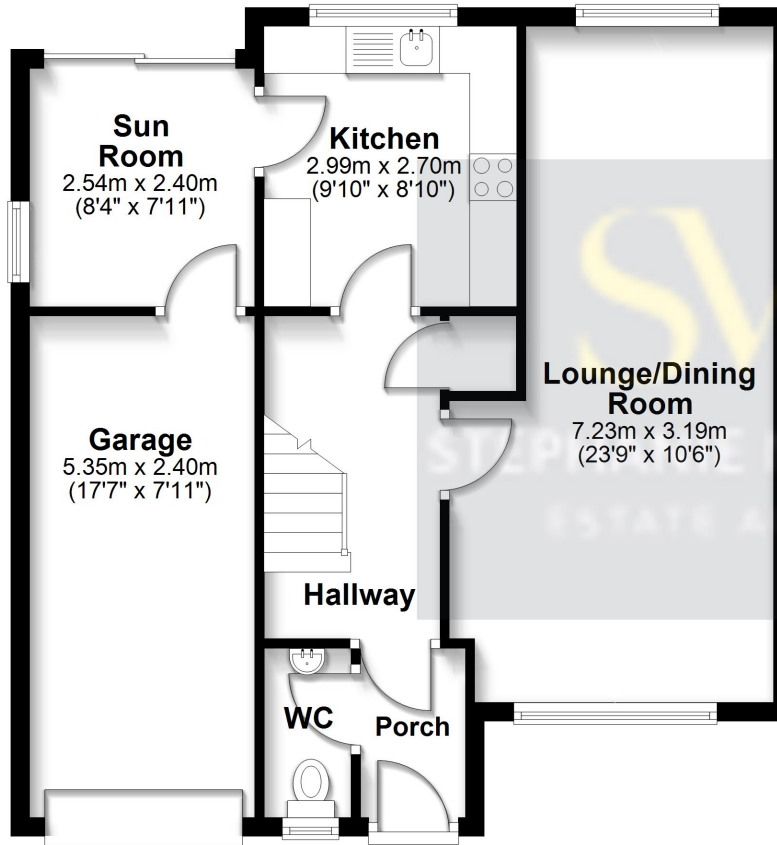
Upstairs, there are THREE BEDROOMS, two of which are generous doubles, and a FAMILY BATHROOM. Externally, the property sits on a good-sized plot with a DRIVEWAY to the front and a REAR GARDEN that is perfect for relaxing or entertaining.





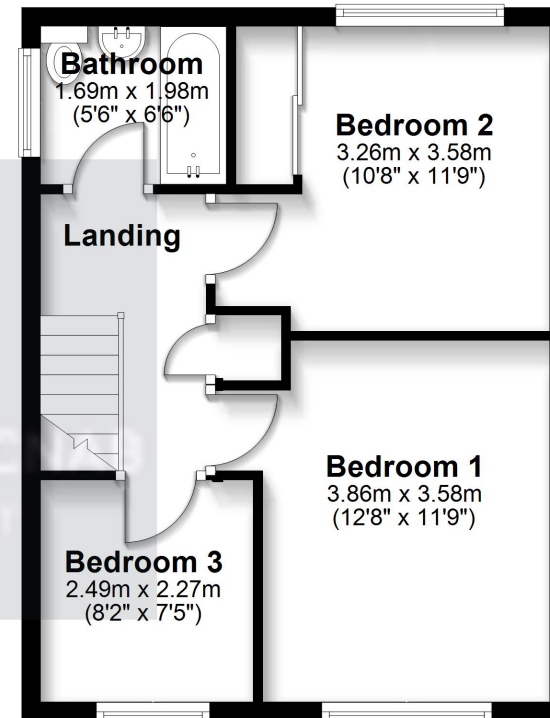
Ground Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 101.2 sq. metres (1088.8 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC

