



Rimmers Avenue,  
Formby, L37 7AR

£325,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

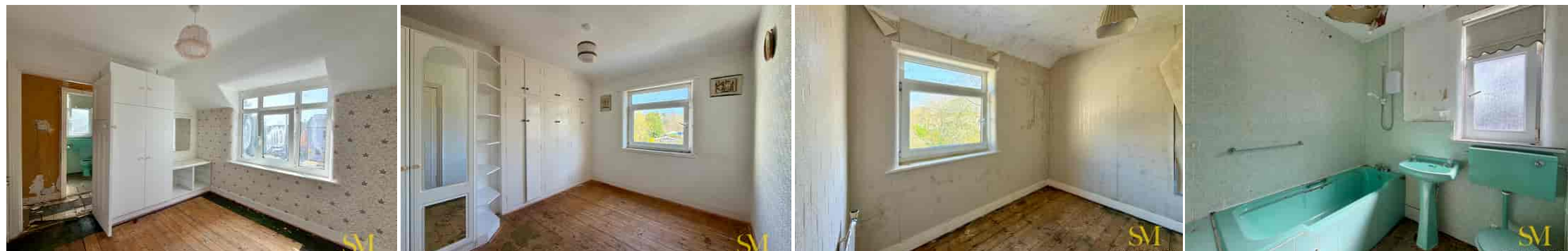
A rare opportunity in one of Freshfield's most sought-after roads, this is a PROPERTY WITH GENUINE POTENTIAL on a generous 0.15 ACRE PLOT. Requiring full modernisation, it offers the chance to create a substantial family home in a prime location where strong end values justify the investment. With OFF-ROAD PARKING and a LARGE REAR GARDEN, the fundamentals are firmly in place.

The accommodation is well-proportioned and begins with an ENTRANCE HALL leading to a FRONT-FACING SITTING ROOM. To the rear, there is an EXTENDED LOUNGE overlooking and opening onto the garden, while alongside sits an EXTENDED KITCHEN. Both spaces sit adjacent to one another and, subject to any necessary consents and structural considerations, offer clear potential to be opened up and combined to create a superb OPEN-PLAN LIVING / DINING KITCHEN across the rear.

To the first floor, there are THREE BEDROOMS together with a FAMILY BATHROOM. The layout is straightforward, practical and well suited to a programme of refurbishment, whether by way of general updating or a more comprehensive redesign.

Externally, the property stands on a GENEROUS PLOT extending to approximately 0.15 acres, with a LARGE, MATURE REAR GARDEN providing excellent outside space and further enhancing the sense of potential. To the front, there is OFF-ROAD PARKING.

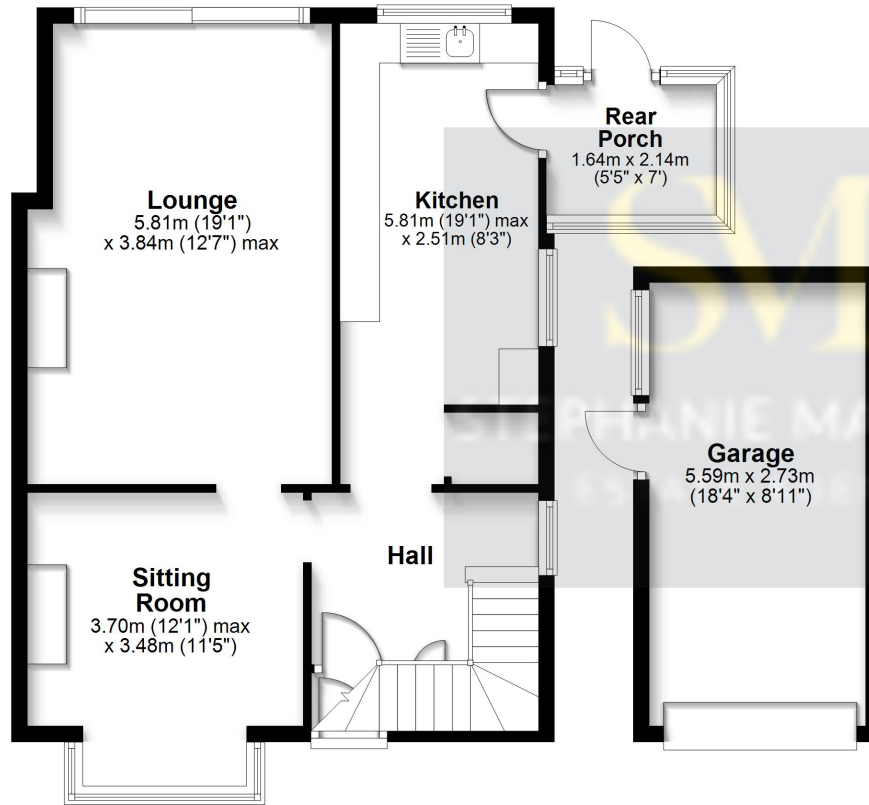
Offered with NO ONWARD CHAIN, this is a straightforward purchase and an ideal project for buyers looking to secure a prime Freshfield address and create a home to their own specification.





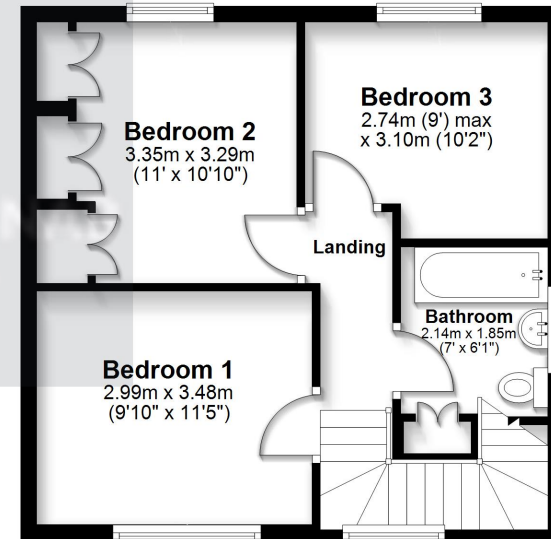
### Ground Floor

Approx. 75.2 sq. metres (809.3 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 116.6 sq. metres (1255.6 sq. feet)

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

