



Rostron Crescent,
Formby, L37 2ET

Offers Over £310,000

SM

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ESTATE AGENT

Occupying a well-established plot and in the same ownership for nearly 50 years, this SEMI-DETACHED DORMER BUNGALOW offers a rare opportunity to acquire a property with clear potential to update and reconfigure to suit individual requirements.

The accommodation is flexible in its layout, with an ENTRANCE HALL leading to two FRONT-FACING DOUBLE BEDROOMS and a FAMILY BATHROOM. To the rear, the LOUNGE and DINING ROOM overlook the garden and connect through to the KITCHEN, presenting scope to open up or modernise depending on preference. The layout could accommodate SINGLE-LEVEL LIVING if required.

To the first floor, there is a further BEDROOM together with a separate OFFICE / STUDY / HOBBY ROOM, offering flexibility for those working from home or requiring additional space. There is also useful LOFT STORAGE.

Externally, the property benefits from OFF-ROAD PARKING for two vehicles leading to a GARAGE, together with a SOUTH-FACING REAR GARDEN which is established and private.

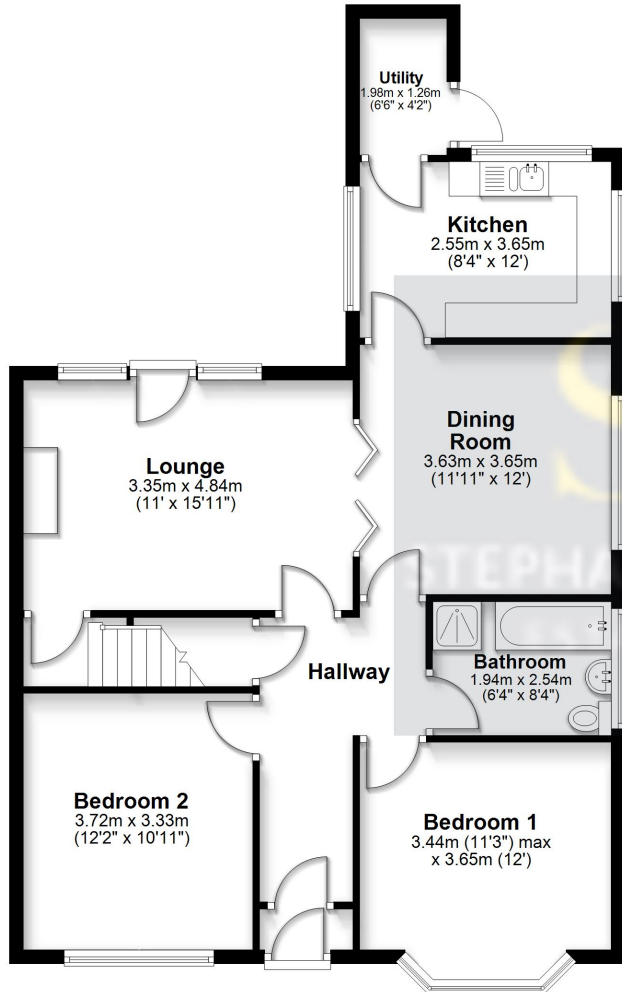
Offered with NO ONWARD CHAIN.





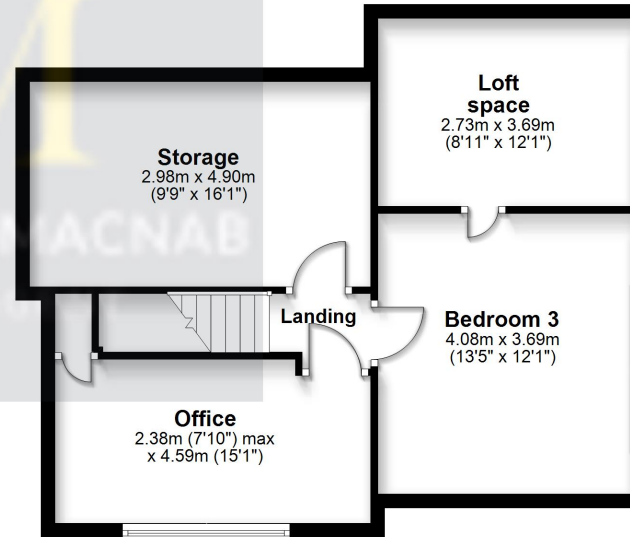
Ground Floor

Approx. 84.8 sq. metres (913.1 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Total area: approx. 141.3 sq. metres (1520.7 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	69
(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	

