



Altcar Lane, Formby,
L37 6AU

OFFERS OVER
£220,000

SM

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ESTATE AGENT

Positioned within an established residential setting, this EXTENDED SEMI-DETACHED HOME has been in the same ownership for over 40 years and now presents a genuine opportunity for a buyer to create something special. Offered with NO ONWARD CHAIN, the property provides well-proportioned accommodation across two floors and represents a BLANK CANVAS ready for modernisation and personalisation.

The ground floor layout is practical and generous. An entrance hall leads through to a substantial lounge measuring over 20 feet in length, offering excellent living space with scope to reconfigure if desired. To the rear, the dining room enjoys French doors opening onto the garden, creating a natural connection between inside and out. The adjoining kitchen is of good length, positioned to the side of the property with potential to remodel, extend further (subject to consents) or open up to create contemporary kitchen-dining living space in line with modern preferences.

To the first floor, the accommodation comprises THREE BEDROOMS and a SHOWER ROOM. The principal bedroom is positioned to the FRONT of the property and is a comfortable double room, with a second well-proportioned double overlooking the rear garden. The third bedroom would suit use as a nursery, study or home office. The shower room is centrally positioned off the landing. The layout is straightforward and functional, providing an excellent base for refurbishment without structural alteration.

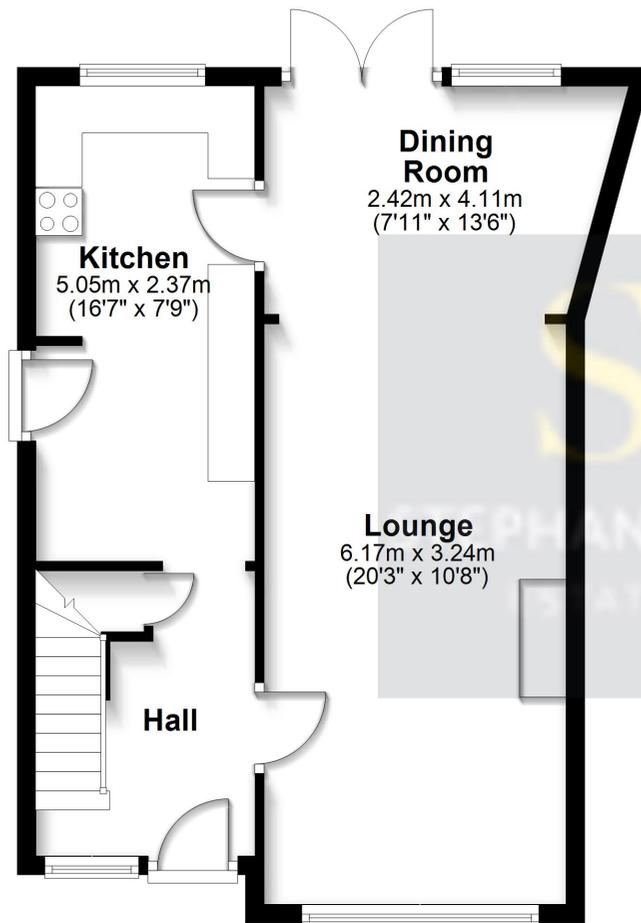
Externally, the property benefits from OFF-ROAD PARKING FOR THREE CARS to the front, a practical advantage for family living. The rear garden enjoys a SOUTH-FACING ASPECT, ensuring excellent natural light throughout the day. The long-term ownership is evident throughout, and while updating is required, the proportions, plot and established setting combine to offer significant potential.





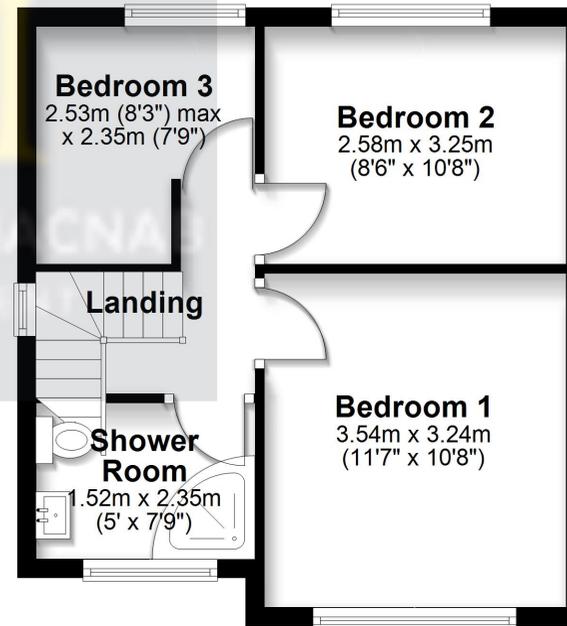
Ground Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.5 sq. feet)

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

