



Halsall Lane, Formby,
L37 3NW

Offers Over £270,000

SM

STEPHANIE MACNAB
ESTATE AGENT

CHARM and CONVENIENCE? CHECK!

Are you looking for the perfect property, a project to put your own stamp on?

Look no further than this charming 3-bedroom semi-detached house, built in 1902 and located on the edge of Formby village.

This property offers plenty of potential for EXTENSION, REFURBISHMENT and MODERNISATION, allowing you to transform it into the home of your dreams.

Oozing with PERIOD CHARM, this house offers the perfect canvas for you to create a comfortable and stylish living space.

On the ground floor, you'll find a welcoming entrance hall leading to a front living room, perfect for cosy nights in. The dining room offers plenty of space for family meals and entertaining, while the kitchen provides ample opportunity for you to create a modern and functional space, perhaps taking in the current ground floor bathroom.

Upstairs, you'll find three generously sized bedrooms, each with its own unique CHARACTER and potential for renovation.

The ground floor family bathroom with separate WC off, are in need of updating, but with a little TLC, it could be transformed into a luxurious space.

Outside, the property boasts a front garden bursting with KERB APPEAL and the spacious rear garden has plenty of potential for landscaping and outdoor entertaining. There is also a driveway to the rear providing OFF-ROAD PARKING for several cars.

Located on the edge of Formby village, this property offers easy access to the full range of local amenities, including shops, coffee shops, restaurants, and schools. With excellent transport links to nearby Liverpool and Southport, this is the perfect opportunity to create your dream home in a sought-after location.

Don't miss out on this fantastic opportunity to put your own stamp on a charming property with plenty of potential.

NO ONWARD CHAIN.

The property is to be sold to owner occupiers ONLY, on a long Leasehold basis to incorporate a prohibition against short-term letting. Buy to Let investors or those looking for AirBNB opportunities SHOULD NOT APPLY.

Contact us today to arrange a viewing.

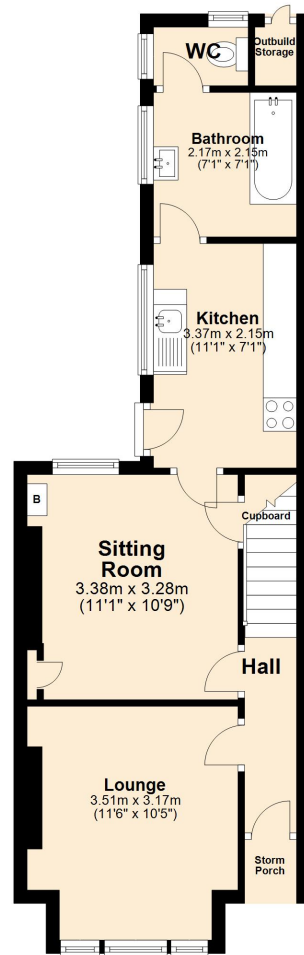
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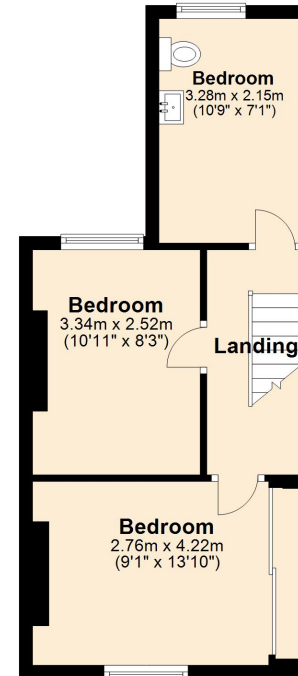
Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 76.1 sq. metres (818.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(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			

