



Church Road, Formby,
L37 8BG

Offers over £250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Discover the potential of this charming 1950's THREE-BEDROOM SEMI-DETACHED HOUSE, awaiting your personal touch and vision for modernisation. Nestled in an EXCELLENT LOCATION, just a stone's throw away from Formby village, this property offers both convenience and opportunity.

Step inside to explore the SPACIOUS INTERIOR interiors, where classic features await rejuvenation to suit your individual style. With NO ONWARD CHAIN, this property presents a rare chance to create your dream home from the ground up.

Ideally situated in a sought-after neighbourhood, enjoy the convenience of amenities, schools, and transport links within easy reach. Whether you're seeking a FAMILY HOME or an INVESTMENT OPPORTUNITY, this property promises endless possibilities.

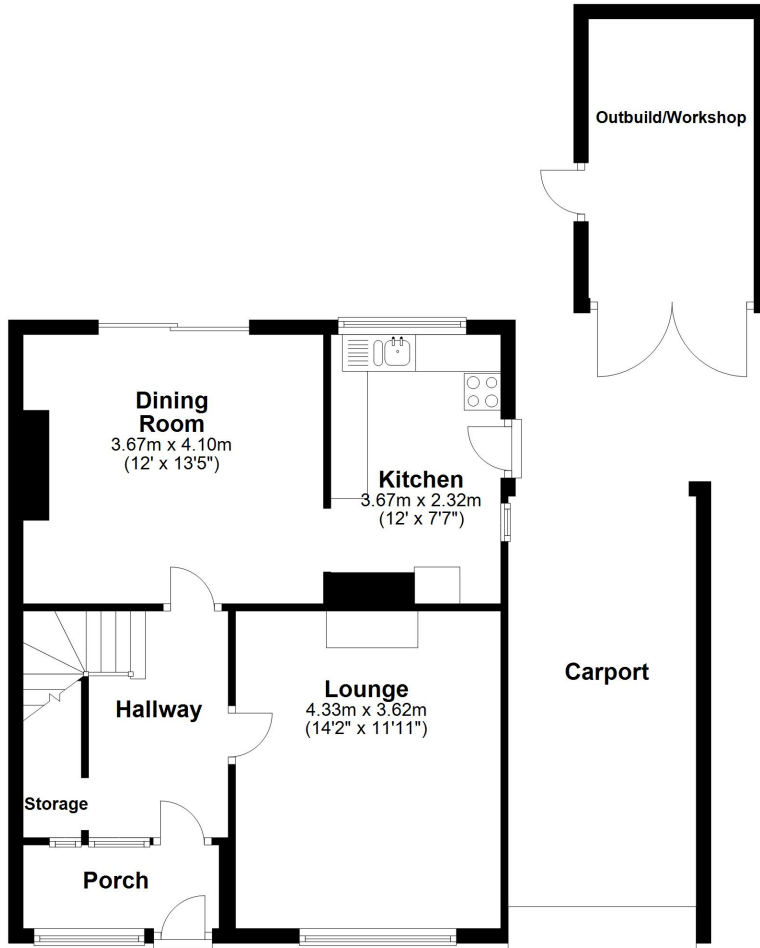
Envision the potential and seize the opportunity to make this property your own. Contact us today to arrange a viewing and unlock the possibilities that await within this enticing semi-detached home.





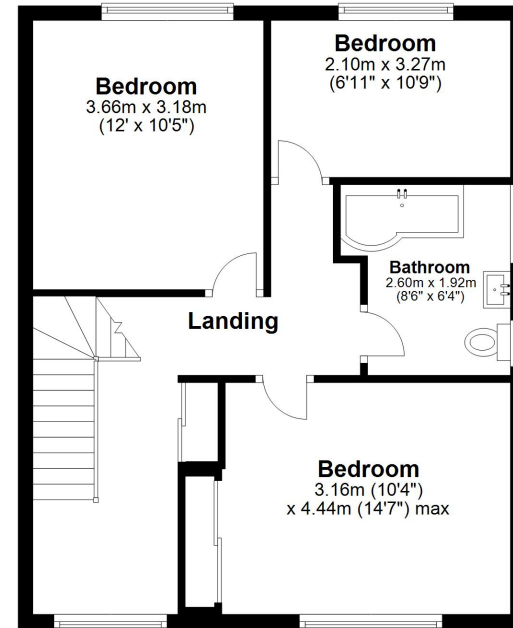
Ground Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



Total area: approx. 105.7 sq. metres (1137.5 sq. feet)

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		75
(55-68)	D	57	
(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	

