



Freshfield Road,
Formby, L37 3HW

£795,000

SM
STEPHANIE MACNAB
ESTATE AGENT

SUBSTANTIAL DETACHED PROPERTY with DEVELOPMENT POTENTIAL – NO CHAIN

Occupying a generous 0.27-acre plot and extending to over 4,200 sq ft (GIA), this impressive detached property was most recently used as a residential care facility and offers excellent potential for restoration or redevelopment, subject to the necessary consents.

The accommodation is arranged over three floors and is currently configured into a number of self-contained suites, each comprising a lounge/bedroom area, private kitchen, and en-suite shower room. A large residents' lounge is located on the ground floor along with a principal kitchen which was formerly used by staff. Original architectural features remain throughout, adding character and charm to the generous layout.

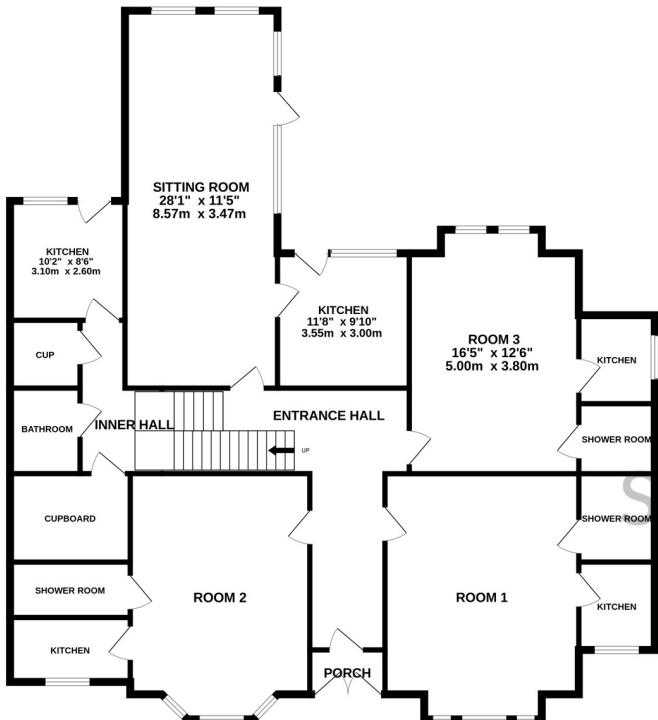
Externally, the property benefits from ample off-road parking to the front and a mature, enclosed garden to the rear.

This substantial building would lend itself well to conversion back to a single private residence, apartments, supported living, or HMO use (subject to consents), and is offered with the benefit of no onward chain.





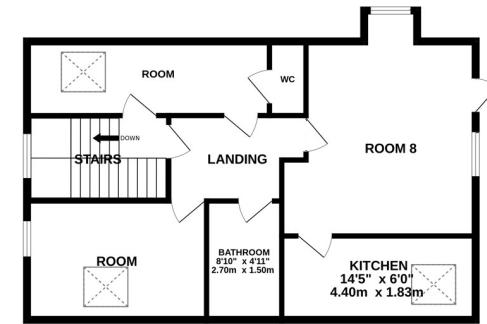
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			