



Argarmeols Road,  
Formby, L37 7BX

**£700,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



"Rare" and "exciting" are often overused in the estate agency world, but opportunities like this seldom come to market. From HOMEOWNERS to DEVELOPERS, there's potential here for everyone.

The PLOT spans 0.21 acres with a WEST-FACING REAR ASPECT. The house's GROSS INTERNAL AREA EXCEEDS 1,500 sq ft.

Owned by the same family since its construction in 1955, this property is ready for a NEW CHAPTER.

The FLOORPLAN showcases the current layout: an ENTRANCE HALL, WC, dual-aspect LOUNGE, separate DINING ROOM, KITCHEN overlooking the rear garden, and adjacent UTILITY ROOM.

Upstairs features FOUR BEDROOMS, a HOME OFFICE, and a SHOWER ROOM.

This family home offers the chance to create your dream residence, limited only by your imagination (and any necessary planning permissions).

We expect strong demand from buyers for this exceptional opportunity on one of Formby's most prestigious roads.

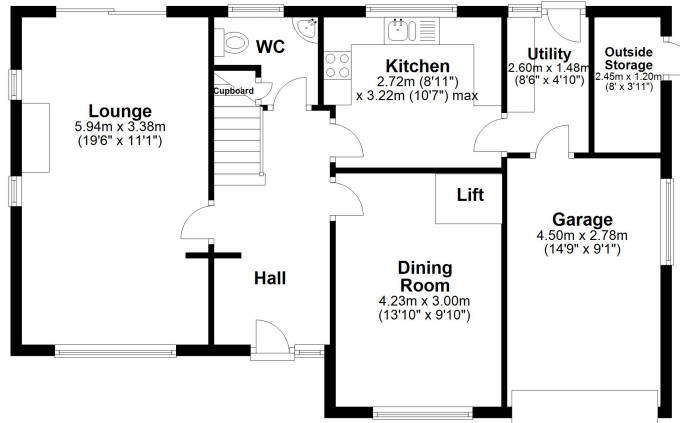
NO ONWARD CHAIN. Call today to view: 01704 516 626.





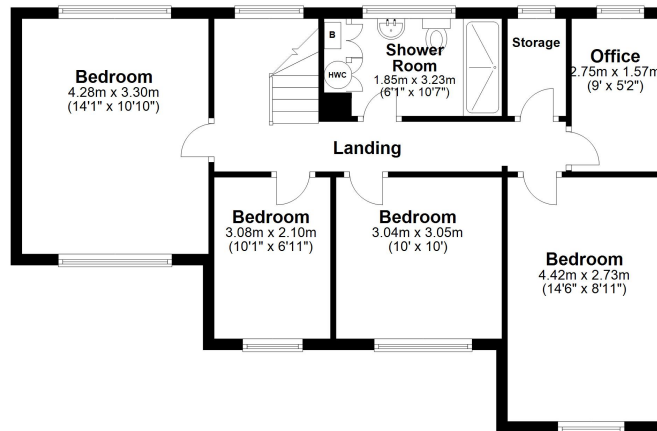
### Ground Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



### First Floor

Approx. 66.3 sq. metres (713.9 sq. feet)



Total area: approx. 141.7 sq. metres (1525.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	<b>78</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



