



Lonsdale Road,
Formby, L37 3HF

OFFERS OVER
£325,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set along a quiet tree-lined road to Formby Village, this attractive three-bedroom semi offers a superb opportunity for buyers seeking a well-presented home with a SOUTH-FACING GARDEN and excellent scope to grow. The property has been THOUGHTFULLY IMPROVED by the current owners, resulting in a warm, inviting interior paired with practical upgrades and strong future potential.

A welcoming entrance hall—with a new internal door, updated bannister and wood-effect flooring—sets the tone for the rest of the accommodation. To the front sits a bright dining room with a wide bay window, while to the rear you'll find a comfortable lounge with feature fireplace, opening directly into the conservatory and onto the garden. The kitchen enjoys an outlook over the rear garden and includes a Worcester combi boiler, gas cooker point and space for appliances. A handy DOWNSTAIRS WC completes the ground floor.

Upstairs, there are THREE BEDROOMS and a beautifully REFITTED BATHROOM featuring a walk-in shower and separate bath. The home offers excellent storage, including a LOFT WITH LADDER AND PART-BOARDING, and has benefited from key improvements such as replacement front door and windows, upgraded radiators, new garden lighting, and enhanced external security.

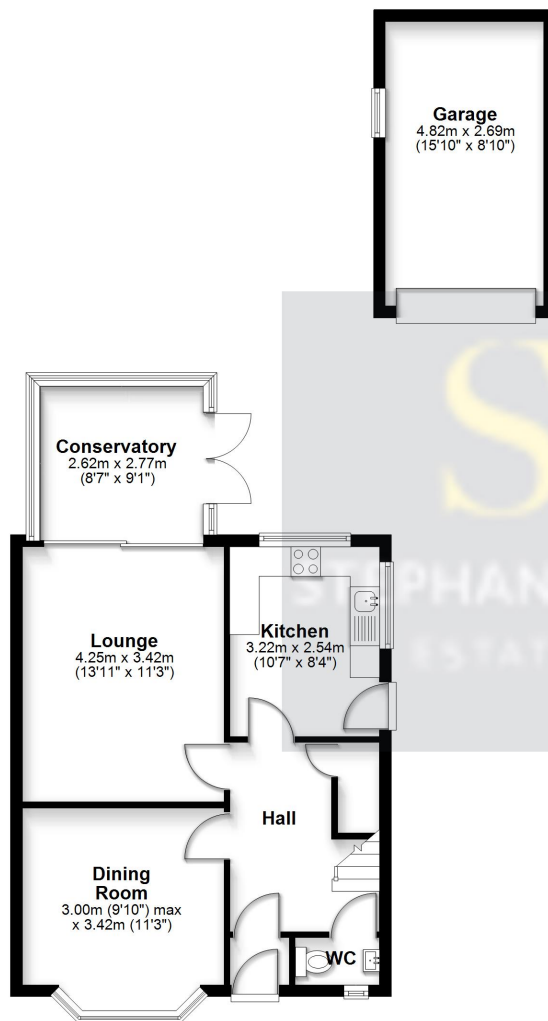
The SOUTH-FACING GARDEN is a genuine highlight—well enclosed, family-friendly, and offering excellent privacy. With Sefton Council previously confirming PRIOR APPROVAL NOT REQUIRED for a rear extension, the property presents strong development prospects for buyers wishing to add further space in the future. NO ONWARD CHAIN.





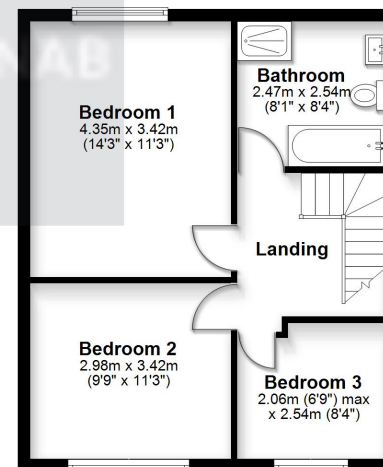
Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

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

