



Alderson Crescent,
Formby, L37 3LZ

Offers Over £220,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This THREE-BEDROOM semi-detached property, located just a stone's throw from the heart of the village in a popular CUL-DE-SAC, offers an exciting opportunity for buyers. With NO ONWARD CHAIN, it provides a blank canvas for the next owners to modernise and personalise to their taste.

As you arrive, the property greets you with OFF-ROAD PARKING. Inside, the ENTRANCE HALL leads to a front-facing LIVING ROOM, perfect for cosy evenings. At the rear, you'll find an OPEN-PLAN DINING KITCHEN—ready to be transformed into the heart of the home. The property also retains charming features, including the original wash house, coal store, and an outdoor WC, all of which could be repurposed to suit modern needs.

Upstairs, there are THREE BEDROOMS and a FAMILY BATHROOM.

The REAR GARDEN is neat and well-maintained, offering outdoor space to relax and enjoy.

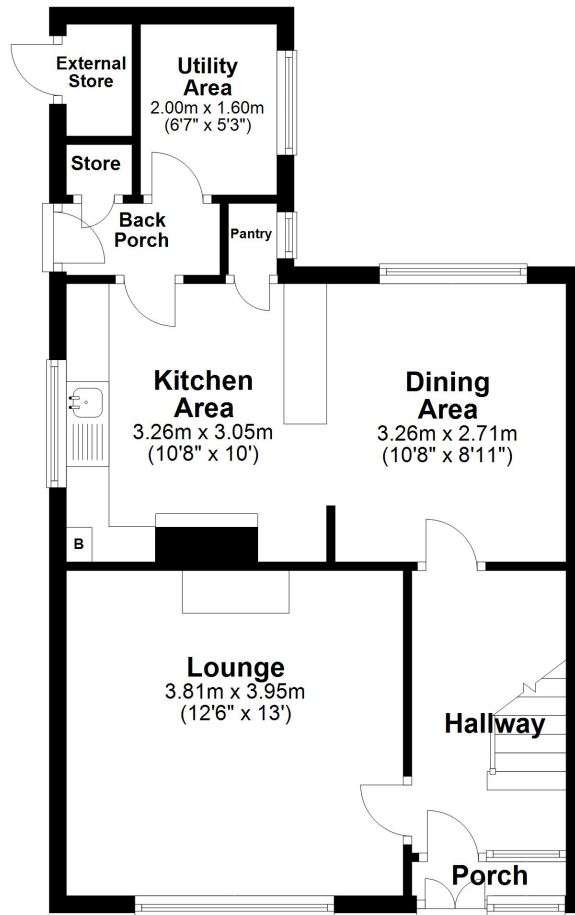
This property is FULL OF POTENTIAL and located in a sought-after area. Don't miss out—call us today to arrange your viewing on 01704 516 626.





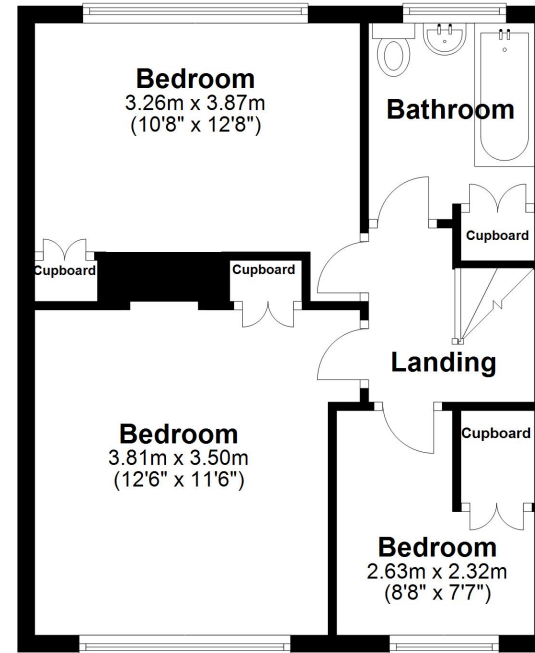
Ground Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 91.9 sq. metres (989.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

