



Church Road, Formby,  
L37 3NG

**£450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## SPACIOUS DETACHED HOME with EXCELLENT RENOVATION POTENTIAL – NO ONWARD CHAIN

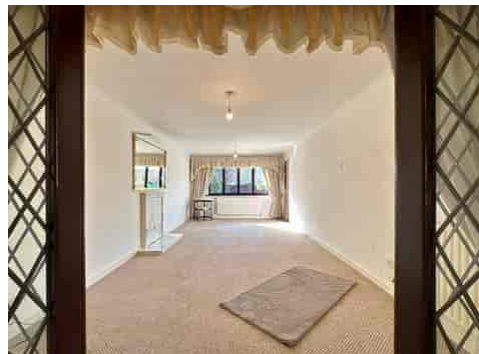
Located on the popular Church Road, within easy walking distance of the village, this substantial 1980s detached property offers an exciting opportunity to modernise and transform it into a superb family home. Set on a manageable plot with an attractive CARRIAGE DRIVEWAY framed by cherry blossom trees, this home boasts a practical layout across three floors, providing PLENTY of SCOPE for IMPROVEMENT.

The ground floor features a LOUNGE that opens into a further LIVING ROOM, creating a versatile space that could be easily reconfigured to suit modern living. The KITCHEN also offers great potential to be redesigned and opened up to enhance the flow of the accommodation. A DOWNSTAIRS WC adds convenience.

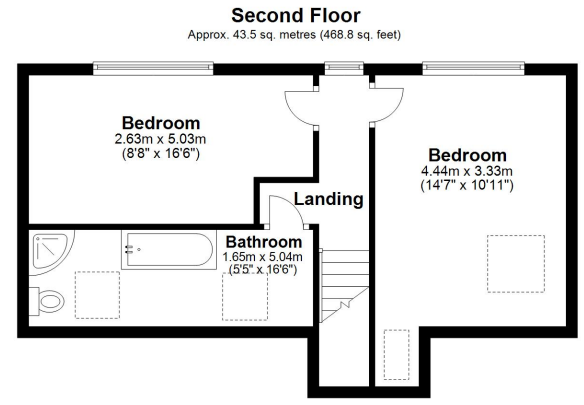
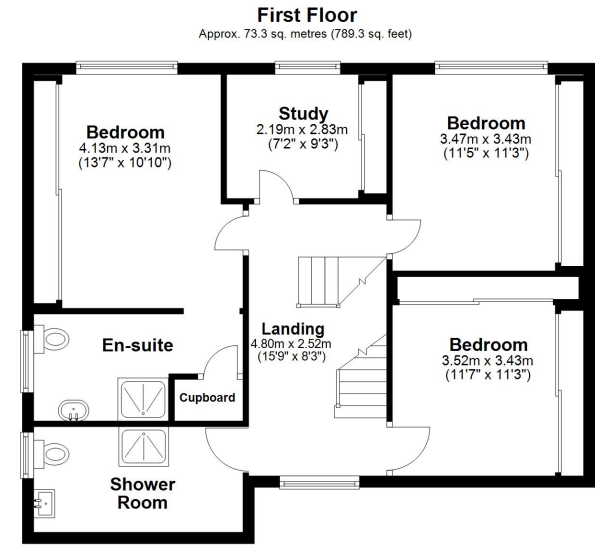
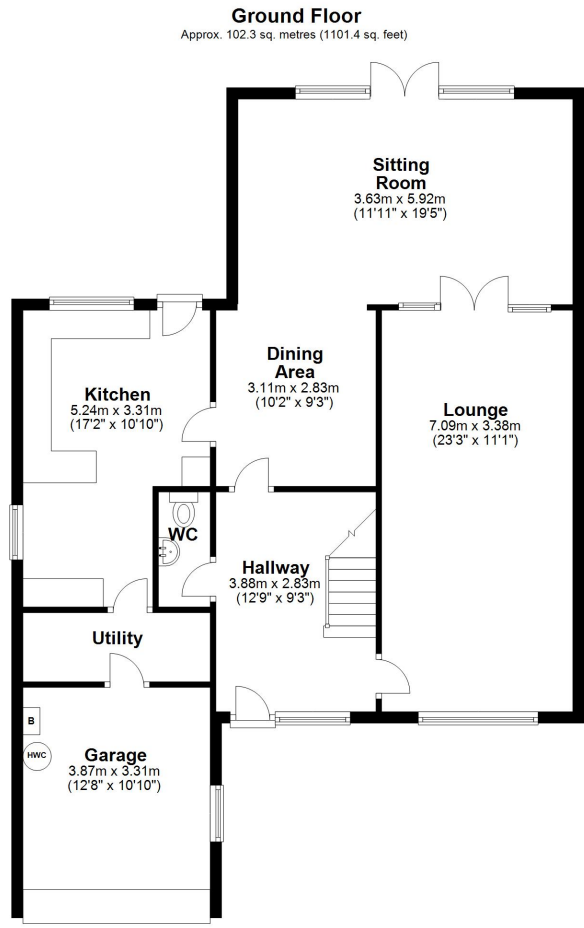
Upstairs, there are FIVE WELL-PROPORTIONED BEDROOMS and THREE BATH/SOWER ROOMS, offering generous accommodation for family life. There is also a DEDICATED HOME OFFICE, providing a convenient space for those working from home or following a hybrid work pattern.. With a gross internal area of approximately 2,300 sq ft, the property provides ample space to work with, allowing buyers to create their ideal home.

Offered with NO ONWARD CHAIN, this is a fantastic opportunity for those looking to take on a RENOVATION PROJECT in a prime location. Viewing is highly recommended to appreciate the potential this property offers.









Total area: approx. 219.2 sq. metres (2359.5 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>	75	81
(55-68)	<b>D</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	