



Sandringham Road,
Formby, L37 6EQ

Offers Over £280,000

SM

STEPHANIE MACNAB
ESTATE AGENT

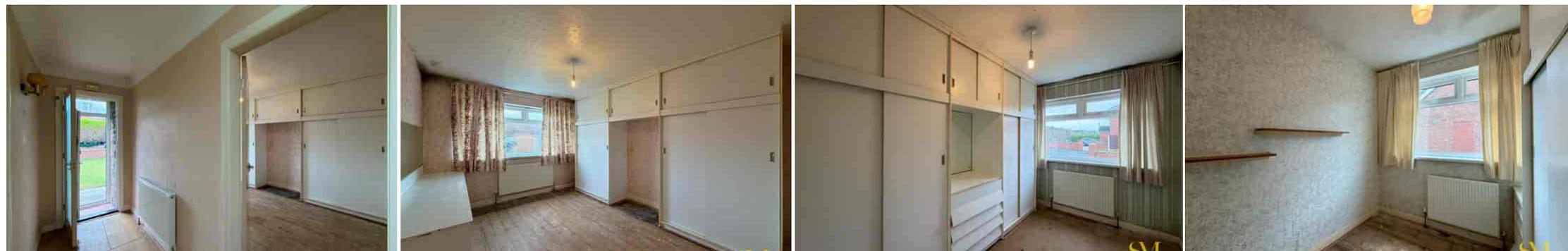
Set within a popular residential location, conveniently close to Formby Village and its excellent range of amenities, this semi-detached TRUE BUNGALOW presents a rare opportunity to acquire a property with genuine scope for refurbishment and enhancement. Occupying a generous plot extending to approximately 0.12 acre, the property is offered with NO ONWARD CHAIN and represents an ideal project for those looking to modernise and add value in a well-established setting.

The accommodation is arranged around a central entrance hall. BEDROOMS ONE and TWO are positioned to the front of the property, both of good proportions and offering flexibility for a range of needs. The LOUNGE is situated separately and enjoys a pleasant outlook to the rear, providing a comfortable principal reception room with potential for modernisation to suit contemporary tastes.

To the rear of the property sits the KITCHEN, which overlooks the garden and links directly into the CONSERVATORY beyond. The conservatory provides an additional reception area with access onto the patio and garden, forming a natural extension of the kitchen space. This arrangement offers clear potential to create an enlarged kitchen-dining environment, subject to the necessary consents, maximising the rear aspect and garden outlook.

A THIRD BEDROOM together with the SHOWER ROOM and SEPARATE WC complete the internal accommodation. Externally, the property benefits from DRIVEWAY parking leading to a GARAGE. The REAR GARDEN — mainly laid to lawn with established boundaries and a good degree of privacy. The overall plot of approximately 0.12 ACRE provides meaningful scope for extension or further enhancement, subject to the appropriate permissions. Properties in this location, particularly those offering renovation potential and a generous plot, remain consistently popular.

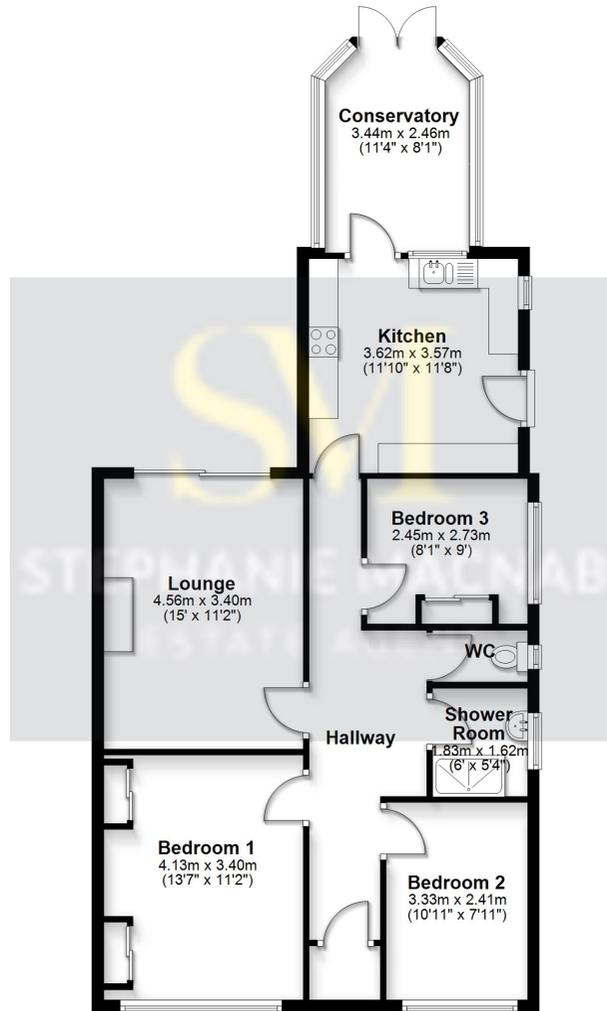
A STRAIGHTFORWARD RENOVATION OPPORTUNITY in a strong and convenient location.





Ground Floor

Approx. 85.3 sq. metres (917.7 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

