



Lime Tree Way,
Formby, L37 2LT

OFFERS OVER
£325,000

SM

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ESTATE AGENT

A well-proportioned family home with a SOUTH-FACING GARDEN, set just a stone's throw from the NATIONAL TRUST PINWOODS, offering excellent POTENTIAL TO RECONFIGURE and create a bespoke home to suit your own lifestyle. Owned by the same family for over 50 years, this is a rare opportunity to acquire a property with genuine scope in a highly regarded coastal setting. Offered with NO ONWARD CHAIN.

The accommodation is generous and well-balanced, extending to a traditional layout that will suit both couples and families alike. The ground floor comprises a front-facing DINING ROOM, a BREAKFAST KITCHEN positioned adjacent, and a rear LOUNGE overlooking the SOUTH-FACING GARDEN. A STUDY provides useful additional reception space, ideal for home working, while a UTILITY ROOM and DOWNSTAIRS WC complete the ground floor arrangement.

To the first floor there are FOUR BEDROOMS, all well-proportioned, together with a FAMILY BATHROOM. The layout offers clear potential for reconfiguration or extension (subject to the usual consents), allowing an incoming buyer to create their own long-term home.

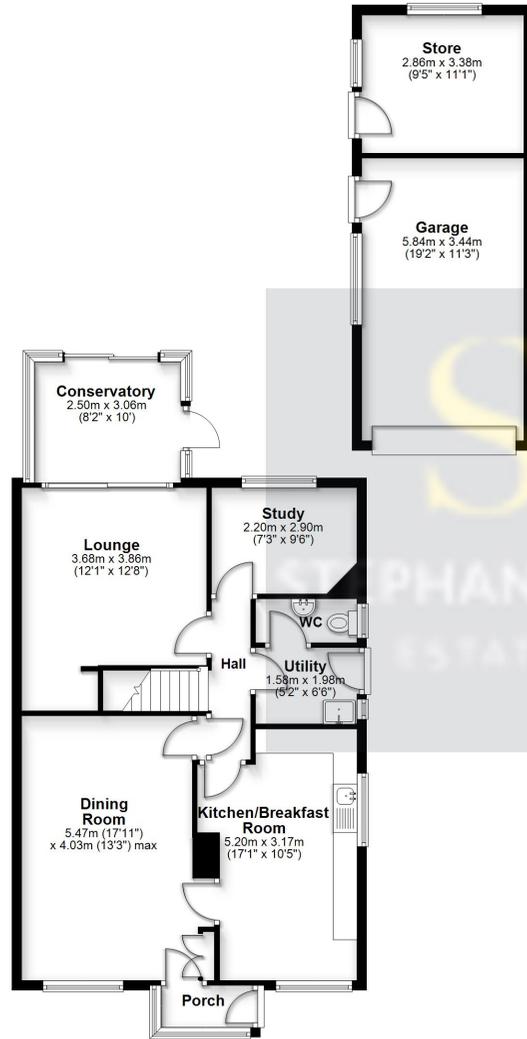
Externally, the property benefits from a good-sized SOUTH-FACING REAR GARDEN with a sunny aspect, ideal for families and outdoor entertaining. To the side there is a DETACHED GARAGE, together with driveway parking.

Situated in a sought-after residential location close to the PINWOODS and coastal walks, this is very much a blank canvas with strong fundamentals in place.

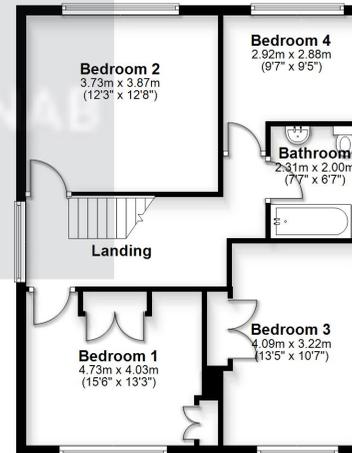




Ground Floor
Approx. 108.4 sq. metres (1166.7 sq. feet)



First Floor
Approx. 67.5 sq. metres (726.4 sq. feet)



Total area: approx. 175.9 sq. metres (1893.1 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		78
(55-68)	D	65	
(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	

