



Rostron Crescent,
Formby, L37 2ET

£315,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A much-loved family home for over 60 years – now ready for its next chapter.

This spacious FOUR-BEDROOM semi-detached property occupies a generous corner plot in a sought-after residential location with excellent access to local schools, village amenities and rail links. Offered to the market with NO ONWARD CHAIN, this is a rare opportunity to acquire a home with genuine scope to modernise and add value.

Inside, the accommodation is arranged over two floors and includes TWO RECEPTION ROOMS, a bright KITCHEN/BREAKFAST ROOM, separate UTILITY, DOWNSTAIRS WC, and attached garage. The DUAL-ASPECT LOUNGE is a standout space, with a large bay window drawing in natural light. Upstairs are FOUR BEDROOMS, a BATHROOM and separate WC – ideal for growing families or those who value flexible living arrangements.

Outside, the property benefits from mature front and rear GARDENS, DRIVEWAY parking, and an excellent degree of privacy thanks to its wide frontage and established boundaries.

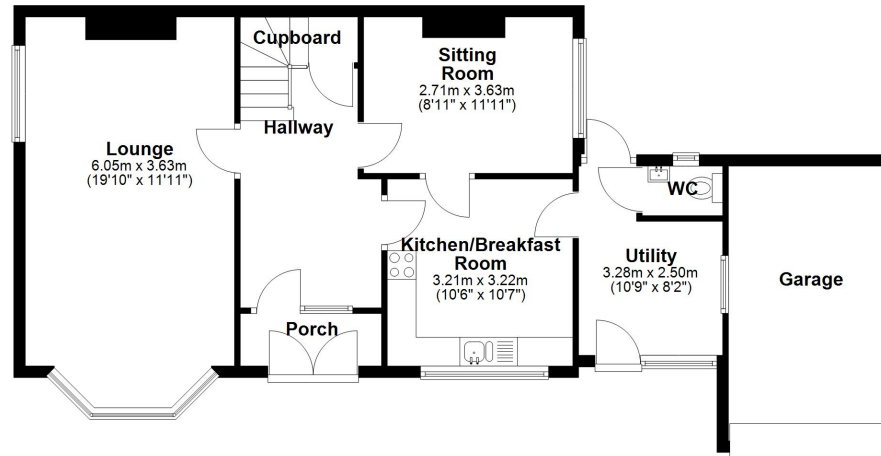
Whether you're looking to put your own stamp on a home or searching for a long-term base in a well-connected spot, this property offers exciting potential in a prime village setting.





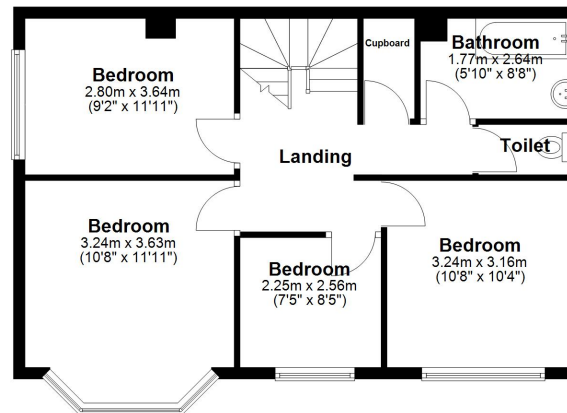
Ground Floor

Approx. 80.0 sq. metres (860.6 sq. feet)



First Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



Total area: approx. 138.5 sq. metres (1491.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	