



Grisedale Close,
Formby, L37 2YE

OFFERS OVER
£350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

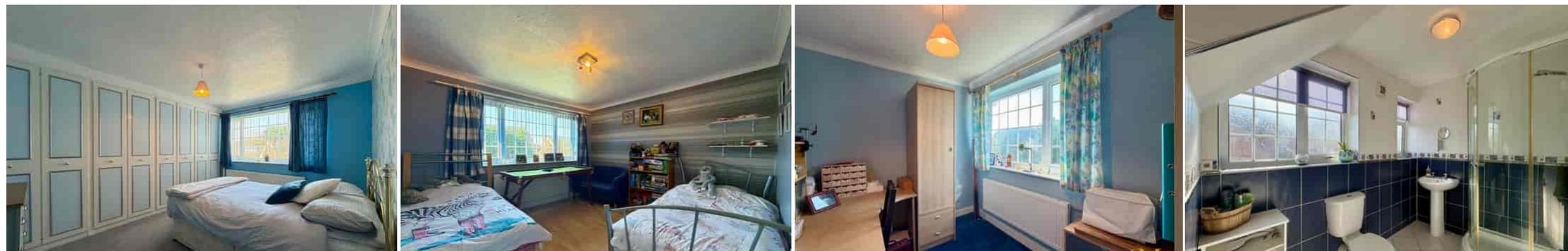
EXTENDED family home in a superb Formby location, offering generous accommodation across three floors and a WEST-FACING REAR GARDEN that enjoys the afternoon and evening sun. Positioned within easy reach of local schools, the train station and the village, this is a practical and well-placed home with excellent potential for the next owner.

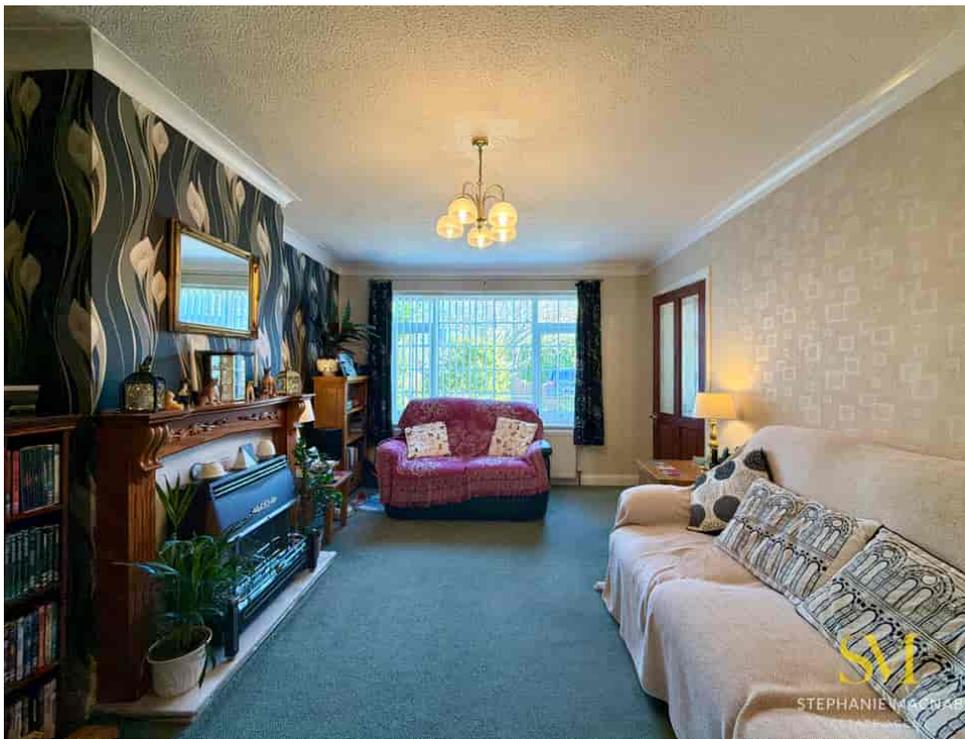
The accommodation begins with an ENTRANCE HALL with WC, leading through to a comfortable LOUNGE with feature fireplace and a SEPARATE DINING ROOM overlooking the rear garden with sliding doors opening outside. The KITCHEN sits to the rear of the property and connects well with the garden, providing a practical family layout.

On the FIRST FLOOR there are THREE BEDROOMS together with a FAMILY BATHROOM, all arranged off the central landing. The property was further enhanced with a LOFT CONVERSION circa 2005, creating a spacious MAIN BEDROOM with EN-SUITE, offering a private top-floor retreat.

Externally, the property benefits from OFF-ROAD PARKING and a GARAGE, together with a good-sized rear garden enjoying a WEST-FACING aspect. The dormer roof was replaced approximately three years ago, while the garage flat roof was renewed around five years ago, providing reassurance regarding key external works.

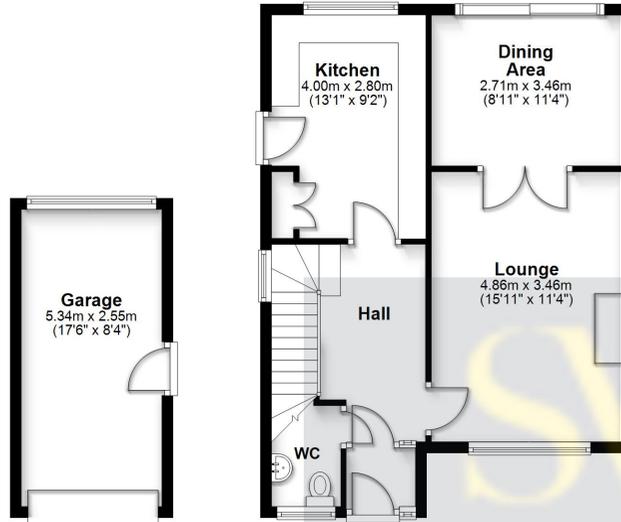
Overall, this is a well-located extended home with flexible accommodation and plenty of potential, ideal for buyers looking to create a long-term family property in a sought-after part of Formby.





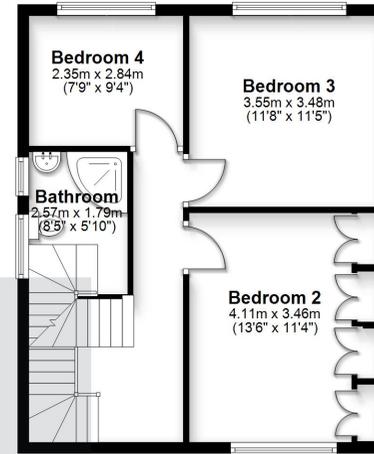
Ground Floor

Approx. 64.6 sq. metres (694.8 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Second Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 153.9 sq. metres (1656.3 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		
(55-68)	D	68	75
(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	

