



Gregsons Avenue,
Formby, L37 7AP

**OFFERS OVER
£535,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This characterful SEMI-DETACHED family home, offered FREEHOLD and with NO CHAIN, stands on a generous 0.17-acre plot in one of Formby's most sought-after leafy residential areas — a peaceful setting that's just a short stroll from the village centre, Freshfield train station, and the popular Freshfield pub. Families will also appreciate the excellent choice of nearby schools and easy access to Formby's beaches and National Trust woodlands. The property beautifully combines period character with future potential, benefiting from APPROVED PLANNING PERMISSION FOR A SUBSTANTIAL FIRST FLOOR EXTENSION to create two further DOUBLE bedrooms and an en-suite.

The current layout offers around 1,700 SQ FT OF WELL-BALANCED ACCOMMODATION, centred around a welcoming ENTRANCE HALL WITH USEFUL WC. To the front, a DINING ROOM WITH FEATURE FIREPLACE AND GAS FIRE sets a traditional tone, complemented by a FITTED KITCHEN that connects through to the UTILITY / GARAGE AREA for everyday convenience. To the rear, the main living spaces enjoy a wonderful flow and garden aspect — a LIVING ROOM FEATURING A GAZCO FIRE, alongside a SITTING ROOM THAT OPENS INTO A BEAUTIFUL REAR LOUNGE WITH AN IMPRESSIVE STONE FIREPLACE. All three reception rooms overlook the garden, and the two interconnecting rooms are finished with STUNNING RECLAIMED OAK PARQUET FLOORING, adding warmth and character throughout.

Upstairs, there are THREE BEDROOMS and a FAMILY BATHROOM with Travertine tiling. The BOARDED LOFT, with light and power, offers excellent storage and clear CONVERSION POTENTIAL (subject to regulations).

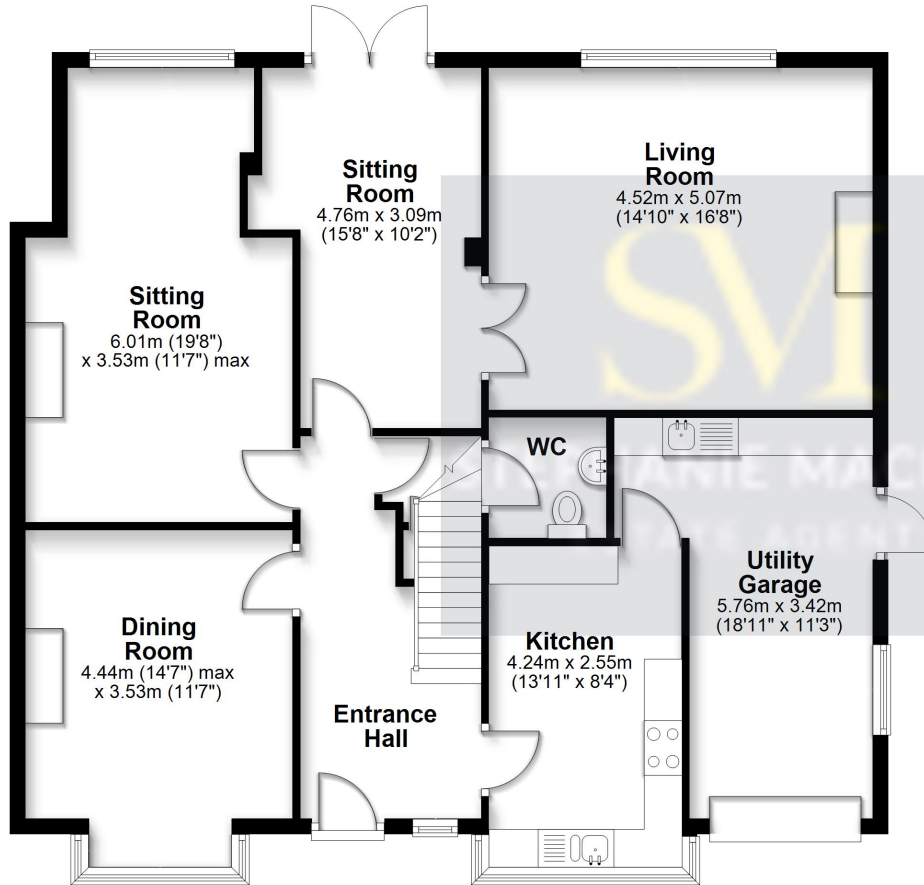
Outside, this is THE WIDEST AND LARGEST PLOT AMONG NEIGHBOURS, mainly lawned with a paved patio area and mature borders — a great space for children and pets. With consent already in place, location, and plot size, this is a rare opportunity to tailor a forever home in Freshfield.





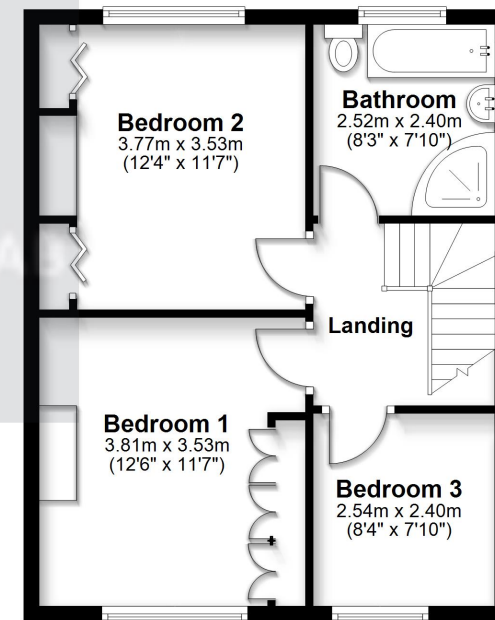
Ground Floor

Approx. 111.9 sq. metres (1204.8 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 158.1 sq. metres (1702.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	75
England, Scotland & Wales		EU Directive 2002/91/EC	