



Battle Way, Formby,  
L37 4HH

**Offers Over £240,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Presenting a fantastic opportunity to own a THREE-BEDROOM semi-detached house situated on a LARGER THAN AVERAGE PLOT. This property offers the POTENTIAL TO EXTEND without compromising the garden space and overall enjoyment.

Step inside this well-presented home and discover a THROUGH LOUNGE DINER, providing a spacious and versatile living area. From here, you can access the rear garden, creating a seamless connection between indoor and outdoor spaces. The adjacent KITCHEN offers convenience and functionality, ensuring ease of everyday living.

Upstairs, you'll find three bedrooms, providing comfortable accommodation for the whole family. A family BATHROOM completes the first floor, catering to your everyday needs.

Outside, the property benefits from OFF-ROAD PARKING, ensuring hassle-free parking arrangements. The REAR GARDEN is generously proportioned, offering ample space for outdoor activities, entertaining, or simply relaxing in the open air.

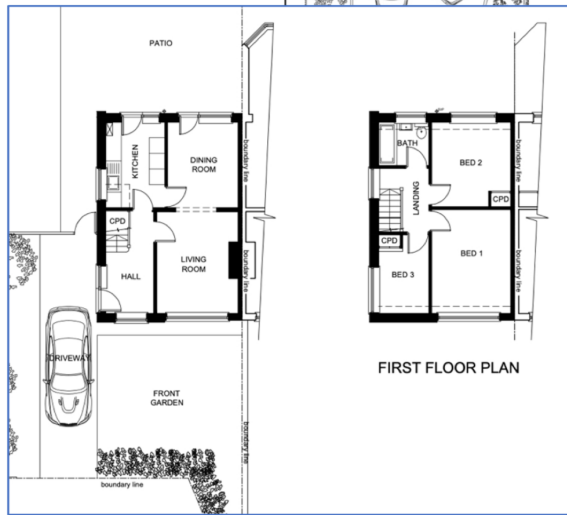
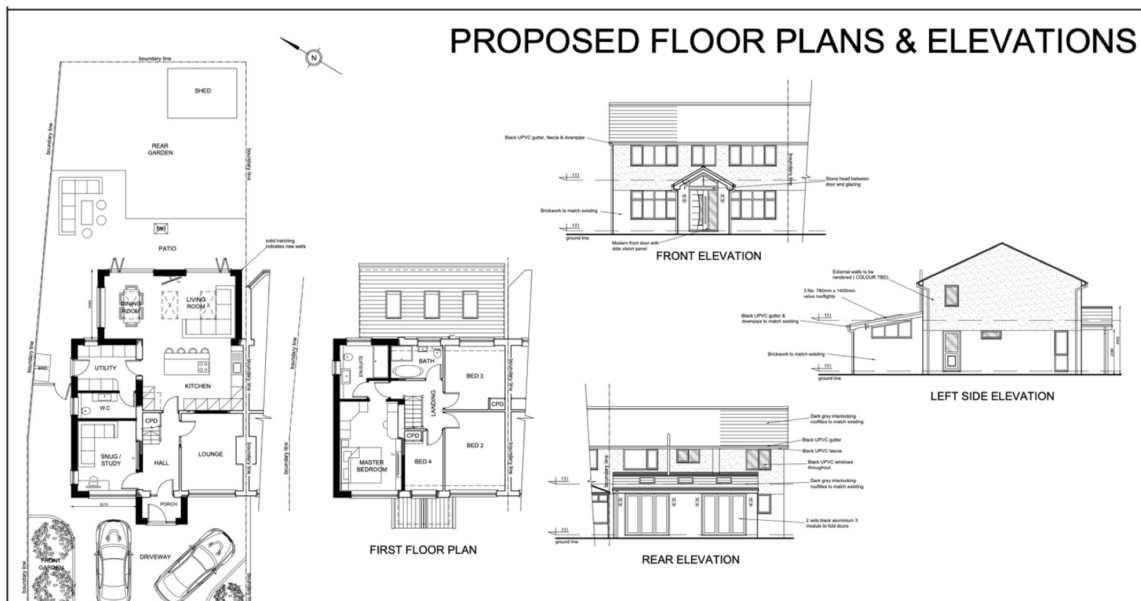
Furthermore, the vendor has obtained PLANNING PERMISSION for a DOUBLE-STOREY EXTENSION to the side and a SINGLE-STOREY EXTENSION to the rear. This exciting prospect would transform the property into a spacious FOUR BEDROOM HOUSE, featuring an OPEN PLAN KITCHEN/LIVING that embraces modern living. Planning reference: DC/2023/00392. Explore the provided floorplans to visualize both the current layout and the potential of this property.

With NO ONWARD CHAIN, this property presents an enticing opportunity. Don't miss out on the chance to view and explore how this property could work for you. Contact us today to arrange a viewing and take the first step towards making this property your own.





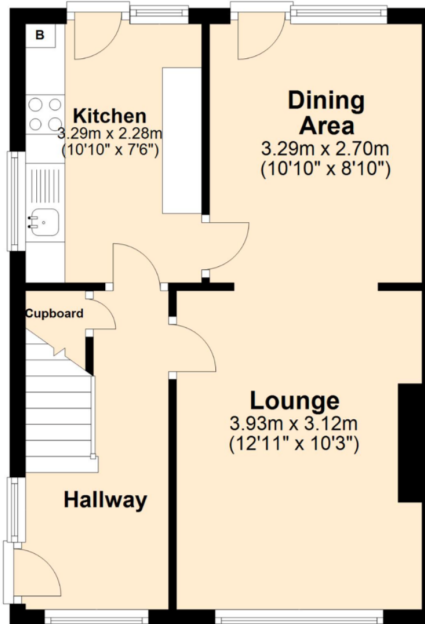
# PROPOSED FLOOR PLANS & ELEVATIONS



EXISTING FLOOR PLANS

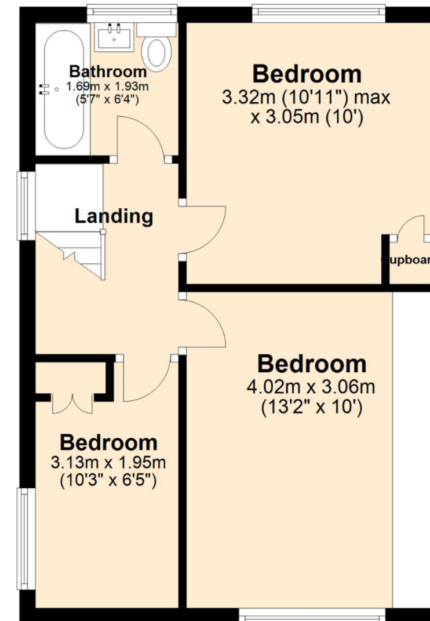
## Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC



