



Brows Lane, Formby,
L37 3HZ

Offers Over £390,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this charming 1930's BOW BAY SEMI-DETACHED HOUSE nestled in the heart of Formby village, offering a delightful blend of CHARACTER and POTENTIAL

This era is renowned for its GENEROUS PROPORTIONS, and that characteristic shines through in this property. The SPACIOUSNESS of the HOUSE is aptly COMPLEMENTED by the PLOT, which spans 0.17 acres and features a SUNNY SOUTH-FACING REAR aspect.

Having been cherished by its current owners for over four decades, this property now eagerly awaits a new chapter in its history, offering the opportunity for the new owner to realise their dream home. With the potential to extend at the rear, creating a sought-after open-plan kitchen living space, the possibilities for customisation are endless, all while preserving the spacious rear garden.

Presently, the accommodation retains its traditional layout, featuring a front-facing RECEPTION ROOM complemented by an EXTENDED REAR SITTING ROOM and DINING AREA, seamlessly flowing into the adjacent KITCHEN, providing a practical and functional space for everyday living.

Upstairs, the property offers THREE BEDROOMS and a FAMILY BATHROOM, while the EXPANSIVE LOFT SPACE presents an enticing opportunity for conversion into additional accommodation, such as a further bedroom with an en-suite.

Externally, the house exudes ATTRACTIVE KERB APPEAL, enhanced by ample OFF-ROAD PARKING facilities. The rear garden, mature and abundant, offers a tranquil retreat, ideal for gardening enthusiasts, children, and pets alike.

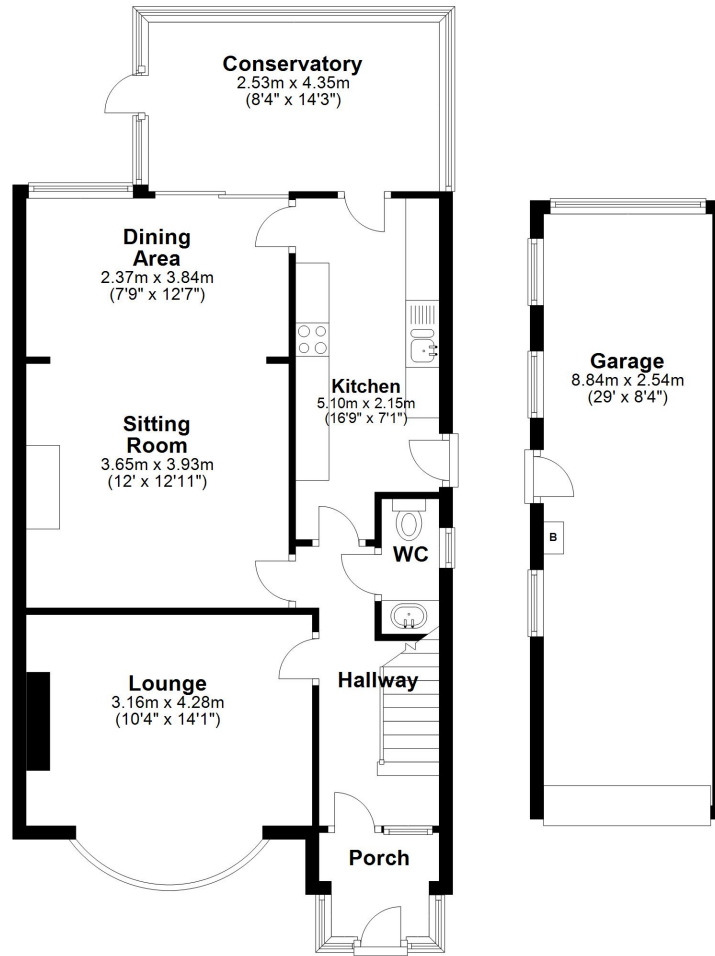
Do not miss the chance to explore this captivating property and unlock its full potential. Contact us today to arrange a viewing and embark on the journey to make this house your perfect home.





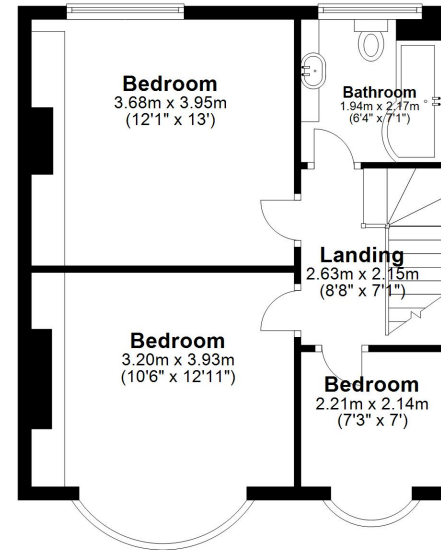
Ground Floor

Approx. 94.7 sq. metres (1019.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 138.6 sq. metres (1492.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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

