



Engine Lane, Great  
Altcar, L37 5AD

Offers in the region of  
£1,000 pcm

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



## TO LET – Three Bedroom Semi-Detached Home in a Tranquil Rural Setting – Available Immediately

Tucked away in a peaceful SEMI-RURAL LOCATION, this charming THREE-BEDROOM SEMI-DETACHED HOME offers a rare blend of countryside living and convenience — with Formby village just two miles away.

Surrounded by OPEN FIELDS and GLORIOUS GREENERY, the property enjoys far-reaching views and a real sense of space and seclusion. Inside, the home has been freshly updated and is filled with natural light throughout. The generously sized LOUNGE features a traditional fireplace and delightful built-in storage, while the KITCHEN provides ample workspace and cabinetry.

Upstairs, three well-proportioned bedrooms overlook the surrounding landscape, with the main bedroom offering particularly impressive views. The ground floor BATHROOM includes a full suite with bath and overhead shower.

Externally, the property boasts a spacious lawned garden to the front and rear, with outbuildings and storage included – ideal for hobbyists, gardeners, or those simply wanting extra space.

Offered UNFURNISHED and available immediately, this is an excellent opportunity to rent a well-maintained home in a truly idyllic setting.

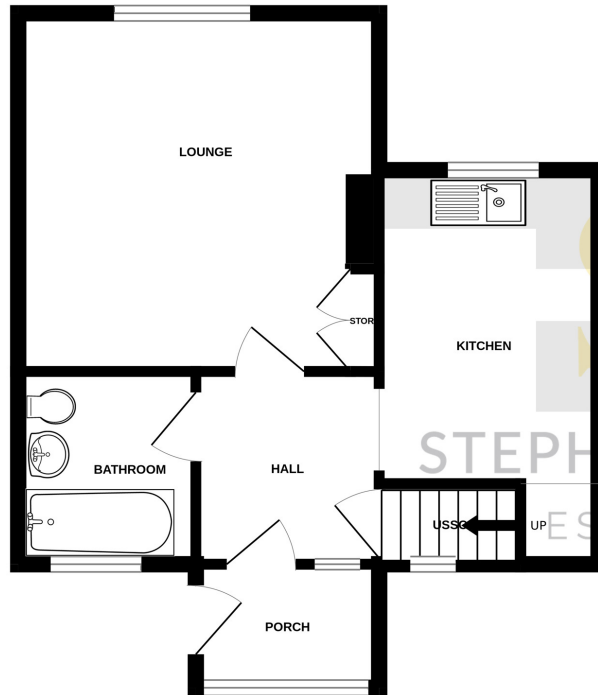




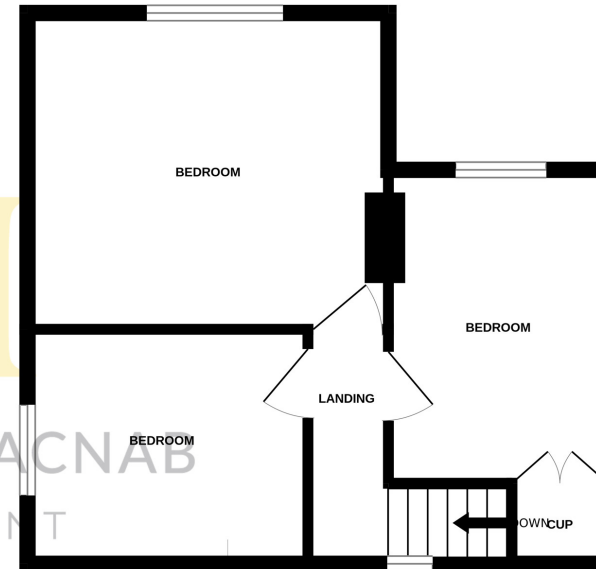




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		39	87
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	