



Halsall Lane, Formby,
L37 3PY

£185,000

SM

STEPHANIE MACNAB
ESTATE AGENT

GROUND FLOOR APARTMENT in sought-after VILLAGE LOCATION | South-Facing Lounge | Two Bedrooms | Private Garage | Well-Maintained Communal Gardens

Enjoying a lovely south-facing aspect and nestled in the heart of the village, this two-bedroom ground-floor apartment offers an ideal blend of comfort and convenience. Set within the desirable Page Court development, the apartment benefits from easy access and its own private GARAGE—ideal for storage or secure parking.

The bright and spacious LOUNGE is a real highlight, with large windows that bathe the room in afternoon sunshine. A modern fitted KITCHEN overlooks the communal gardens to the rear, while the TWO BEDROOMS offer excellent storage and flexibility for guests or home working. The contemporary SHOWER ROOM features neutral tiling and a walk-in cubicle.

Outside, residents enjoy the use of beautifully kept gardens, perfect for relaxing on warm days.

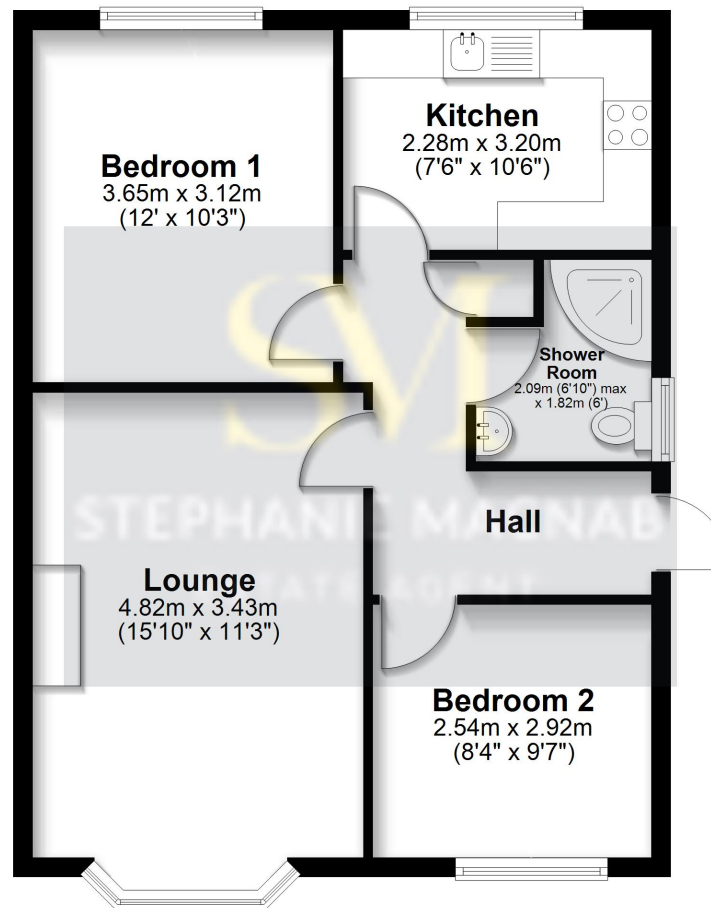
Page Court is located just off Halsall Lane and remains a popular choice for those seeking a peaceful, community-oriented setting with easy access to village amenities and transport links.





Ground Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 55.1 sq. metres (592.8 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	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		