



Marina Road, Formby,
L37 6BN

Offers Over £220,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this cherished home, now offering a unique OPPORTUNITY for buyers to RENOVATE and CUSTOMISE the property to their own specifications and requirements. This well-loved home invites you to create your own memories and enjoy it as much as the previous owner has.

The FLOORPLAN showcases a PRACTICAL and FUNCTIONAL LAYOUT, with ample POTENTIAL for EXTENSION to the rear, as many neighbouring properties have done. The GARDEN boasts a delightful SOUTH-FACING rear aspect, ensuring it is bathed in sunlight throughout the day, perfect for enjoying summer months outdoors.

Upon entering, you'll find an ENTRANCE PORCH leading into the HALLWAY, which flows into the front-facing LOUNGE. The adjacent DINING ROOM overlooks the rear garden, providing a pleasing setting for family meals and entertaining guests. The KITCHEN, conveniently located next to the dining room, completes the ground floor layout.

Upstairs, the property features THREE BEDROOMS and a family BATHROOM, offering comfortable accommodation.

Outside, the property benefits from OFF-ROAD PARKING and a good-sized REAR GARDEN.

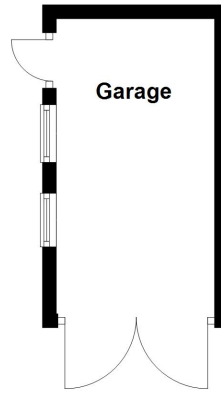
With NO ONWARD CHAIN, this property presents a fantastic opportunity to create your own vision and dream home. Don't miss out on this great chance—call to arrange a viewing today!





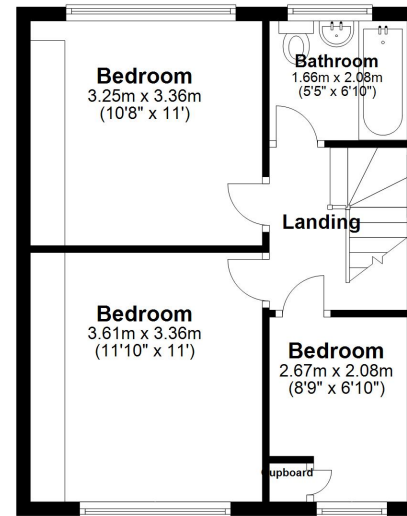
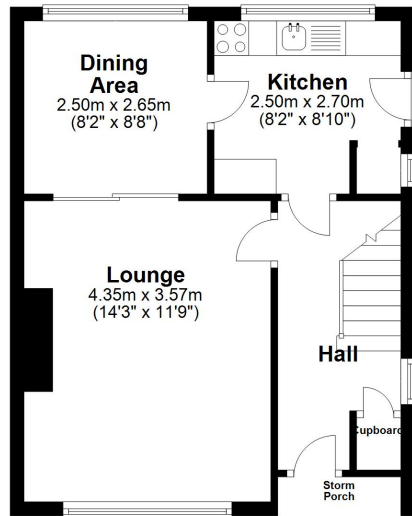
Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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

