



Lonsdale Road,
Formby, L37 3HD

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

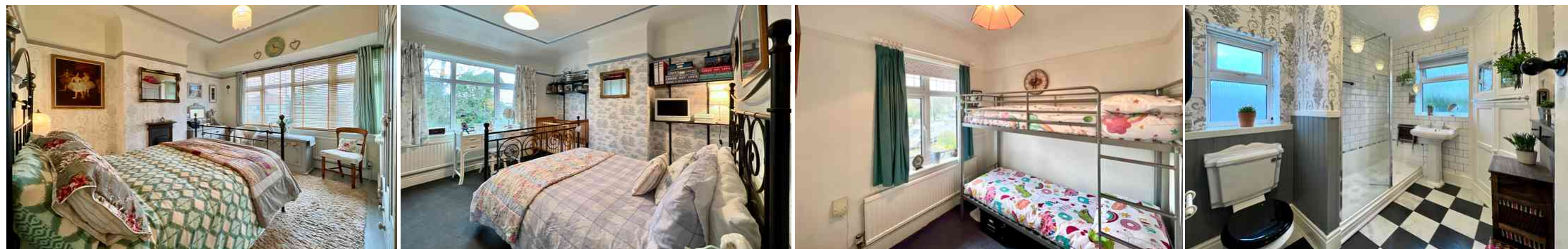
Are you looking for a characterful SEMI-DETACHED? This property has a wonderful charm and has clearly been loved and enjoyed.

The location is perfect, within walking distance to the village and local schools, including Formby High. Typical of the era, the rooms are spacious, with the lounge enjoying a front-facing aspect and an EXTENDED rear sitting/dining room. The breakfast kitchen is the heart of the home and certainly where family and friends will gather. It also has the all-important downstairs WC.

Upstairs, there are THREE BEDROOMS and a shower-room.

Outside, there is OFF-ROAD parking and GARAGE. The rear garden has something to offer all seasons, with a wide variety of flowers, shrubs and trees.

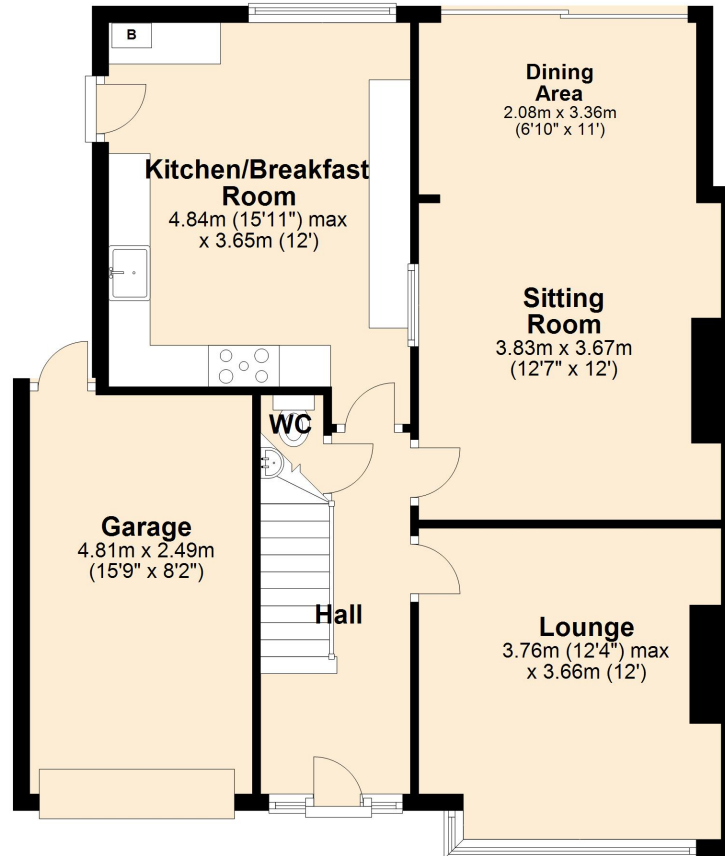
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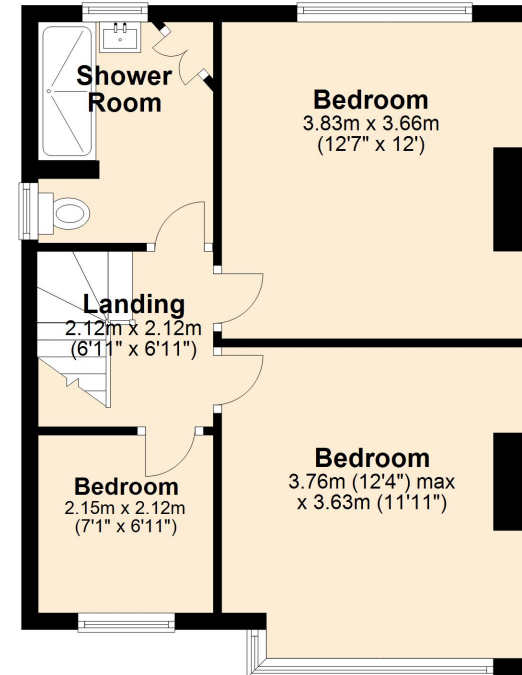
Ground Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 117.3 sq. metres (1262.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(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			

