



Park Road, Formby,
L37 6EN

**OFFERS OVER
£280,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

This much-loved family home has been owned for around 40 YEARS and during that time has been WELL-MAINTAINED AND EXTENDED, creating a versatile layout that will appeal to a wide range of buyers. Whether you're upsizing, downsizing, or raising a family, this property offers excellent potential in a well-established residential location.

The ground floor offers excellent versatility with a welcoming LOUNGE to the front, opening into a DINING ROOM that's ideal for family gatherings or entertaining friends. The KITCHEN is well-presented and perfectly functional as it stands, yet offers scope for future open-plan redesign if desired. To the rear, the SITTING ROOM enjoys lovely views over the garden and could also serve as a FOURTH BEDROOM, complemented by a convenient GROUND FLOOR WET ROOM.

Upstairs, there are THREE BEDROOMS, a SHOWER ROOM and a SEPARATE WC, providing comfortable accommodation for family life or guests.

Outside, there is OFF-ROAD PARKING leading to the GARAGE, while the rear garden enjoys a SUNNY WEST-FACING ASPECT – perfect for children, pets, or simply relaxing outdoors.

NO ONWARD CHAIN.

Call 01704 516 626 to arrange your viewing.

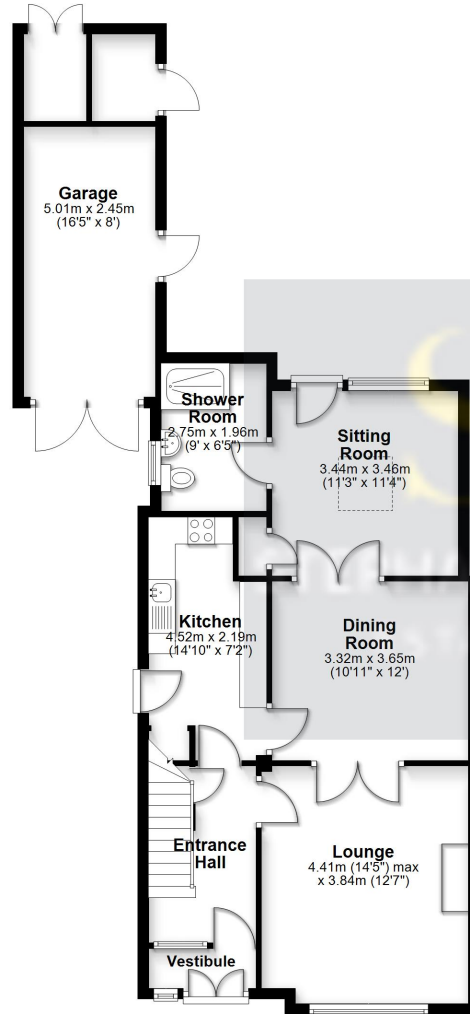
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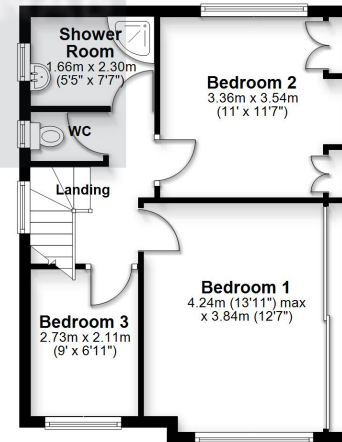




Ground Floor
Approx. 83.1 sq. metres (894.2 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.3 sq. feet)



Total area: approx. 128.1 sq. metres (1378.4 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England, Scotland & Wales		
EU Directive 2002/91/EC		