



Church Road, Formby,  
L37 3ND

**Offers Over £325,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## Fantastic Renovation Opportunity: Three-Bedroom DETACHED House close to the Village

This THREE-BEDROOM detached house, located within WALKING DISTANCE to the VILLAGE, is a prime candidate for a RENOVATION PROJECT that can transform it into your dream home. If you're eager to put your personal touch on a property and create a space that suits your style and needs, this is the perfect canvas for your vision.

### Property Features:

- **Size and Layout:** With a generous gross internal area of approximately 1,000 sq ft, this property offers plenty of space to work with. The layout includes a spacious RECEPTION HALL that opens into a rear-facing LOUNGE and adjacent DINING ROOM. The KITCHEN is a practical space.
- **Bedrooms and Bathrooms:** Upstairs, the LANDING is a bright and airy space, the BEDROOMS are well-proportioned, each with great potential for transformation, along with a family BATHROOM that can be customized to your taste.
- **Roof Replacement:** The roof replacement takes care of one major aspect of maintenance, ensuring that you can focus your efforts on interior renovations.
- **Outdoor Space and Parking:** Outside, there's OFF-ROAD PARKING for two vehicles, a practical feature for daily life. The sunny WEST-FACING rear garden is a great space for energetic children and our pets.
- **No Onward Chain:** The property is available with no onward chain, streamlining the process for those ready to roll up their sleeves and embark on a project.

This house is a blank canvas for your creativity and vision. With some tender loving care, it can be transformed into a comfortable and stylish home that reflects your personal preferences. Embrace the opportunity to renovate and add value to this property, making it truly your own.

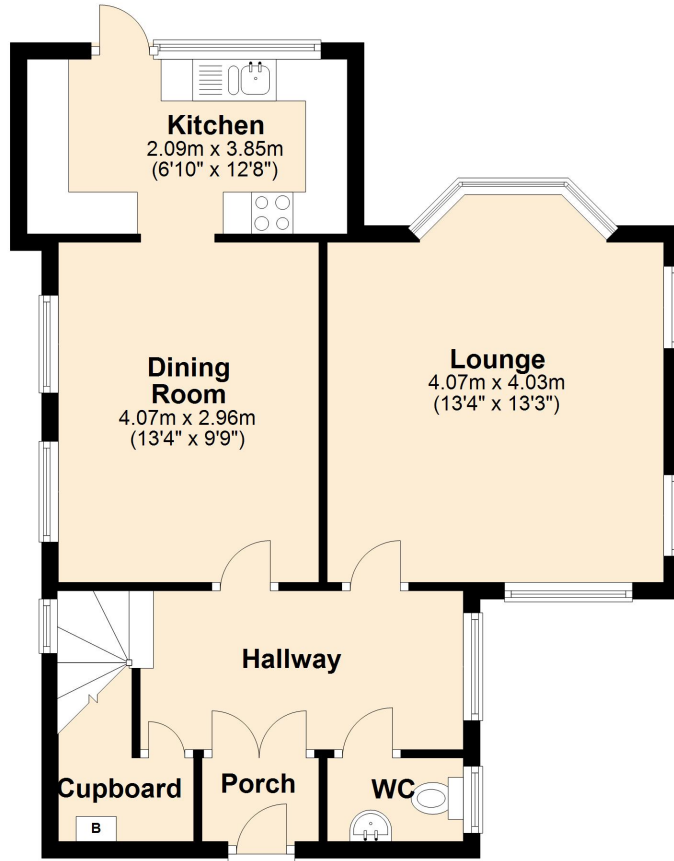
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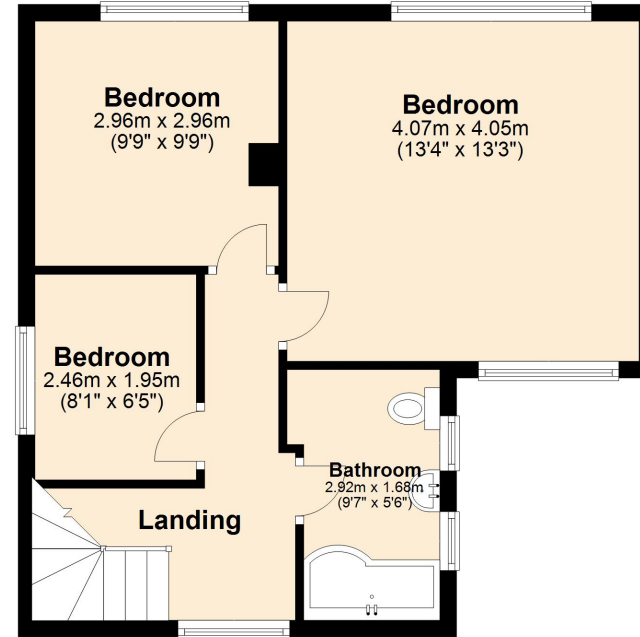
## Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



## First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)

Plan produced using PlanUp.

