



Paradise Lane, Formby,
L37 7EH

Offers Over £340,000

SM

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ESTATE AGENT

This charming 1920s SEMI-DETACHED home, set on a generous 0.12-acre CORNER PLOT in the highly desirable Freshfield area, offers an exciting OPPORTUNITY for RENOVATION. Retaining much of its original character, the property features a classic "chocolate box" appearance with a white-rendered façade, pitched tiled roof, and a delightful bay window. The surrounding leafy setting enhances its appeal, with mature hedging and a WELL-SIZED GARDEN providing a private and peaceful outdoor space.

Inside, the property boasts a spacious layout, featuring a well-proportioned LOUNGE with a large bay window that fills the room with natural light, along with a separate rear SITTING ROOM. The adjoining BREAKFAST KITCHEN offers great potential for modernisation, with scope to reconfigure into a stylish open-plan kitchen-dining space, ideal for contemporary family living. Additionally, the GROUND FLOOR SHOWER ROOM presents an opportunity to be repurposed into a convenient utility room and WC.

Upstairs, the property comprises THREE GENEROUSLY SIZED BEDROOMS and a family BATHROOM, offering ample space for comfortable living.

Externally, the DRIVEWAY and OFF-ROAD PARKING, accessed via Wrigleys Lane, leads to a GARAGE, providing further practicality and storage options.

Situated in one of Formby's most sought-after locations, this home is brimming with potential. With its desirable setting, generous plot, and scope for renovation, it presents an exciting opportunity for buyers looking to create a bespoke family home in a well-established and prestigious neighbourhood.

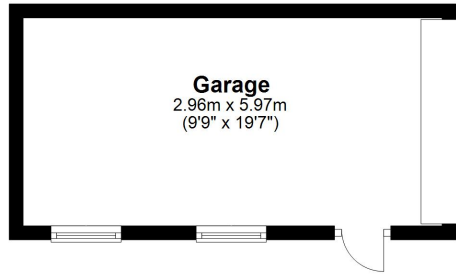
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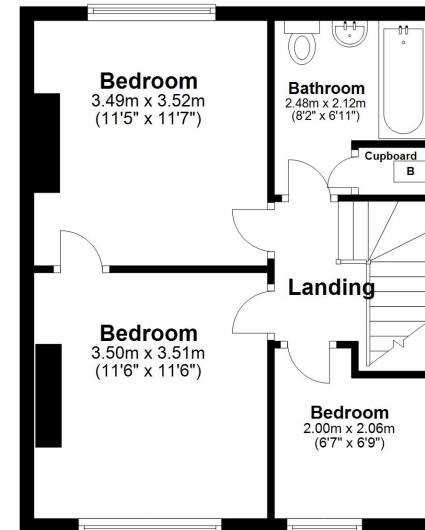
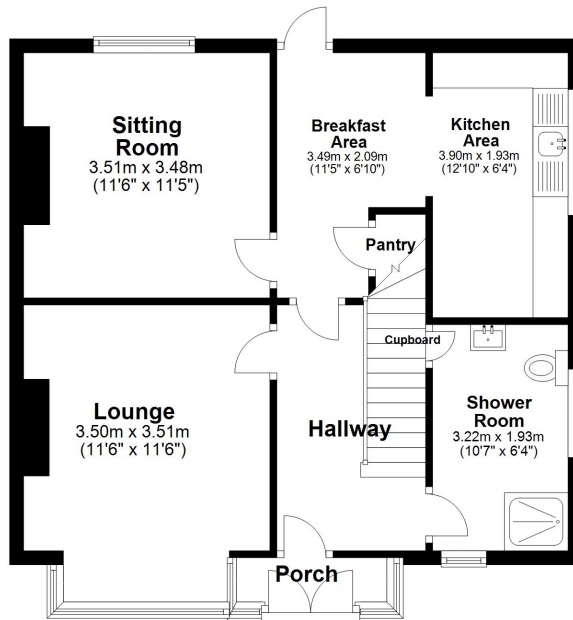
Ground Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(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	

