



Cummins Avenue,
Formby, L37 7AL

Offers Over £375,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Nestled down a tranquil, leafy footpath, this charming COTTAGE-STYLE property offers a peaceful retreat away from the hustle and bustle of everyday life. Welcoming you with the subtle beauty of wisteria in bloom, it hints at the warmth and character that await within.

Originally EXTENDED prior to the current owners' tenure, this home boasts a SPACIOUS LAYOUT suitable for various lifestyles. The LOUNGE and DINING AREA enjoy abundant natural light, with the dining area seamlessly connecting to a quaint CONSERVATORY overlooking the rear garden. The L-shaped KITCHEN DINER, with its French doors opening to the garden, creates an inviting space perfect for both family gatherings and casual entertaining.

Upstairs, FOUR BEDROOMS and a FAMILY BATHROOM provide comfortable accommodation. The MAIN BEDROOM features the convenience of an EN-SUITE SHOWER ROOM, offering a private sanctuary.

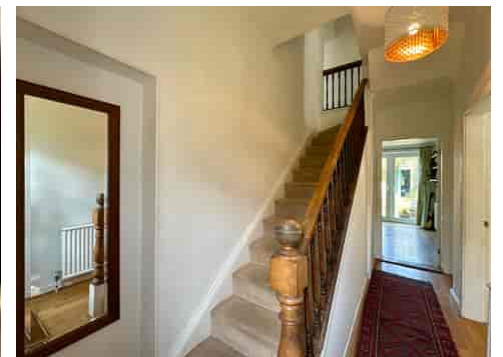
A LOFT ROOM, flooded with natural light from Velux windows, adds versatility to the property, offering an additional space for relaxation or practical use.

Outside, the GARDENS provide a serene backdrop, with ample space for leisure and gardening activities. OFF-ROAD PARKING and a generously sized GARAGE, accessible from Gregsons Avenue, add to the property's appeal.

Located in the heart of picturesque Freshfield, this home offers a tranquil setting within walking distance of local amenities, including the popular FRESHIE PUB and nearby TRAIN STATION.

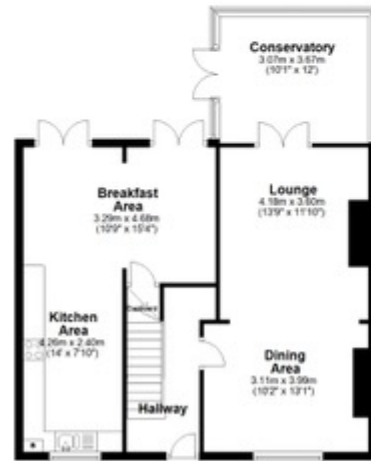
With the added benefit of NO ONWARD CHAIN, this property presents an opportunity to embrace a lifestyle of comfort and convenience. Schedule a viewing today and discover the understated charm of this inviting home.







Ground Floor
 Approx. 91.5 sq. metres (984.7 sq. feet)



First Floor
 Approx. 99.3 sq. metres (1067.7 sq. feet)



Total area: approx. 203.0 sq. metres (2185.4 sq. feet)

Plan produced using Planico

Second Floor
 Approx. 52.2 sq. metres (562.0 sq. feet)

