



Cummins Avenue,  
Formby, L37 7AL

**Offers Over £500,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Introducing this delight PERIOD COTTAGE: A harmonious blend of timeless elegance and modern comforts.

Nestled within the rich heritage of the 1890s, DISCREETLY POSITIONED at the head of a picturesque leafy footpath, lies this captivating home that is sure to capture the hearts of a diverse range of discerning buyers.

Step through the inviting GLASS PORCH, and you'll be welcomed into the ENTRANCE HALL, setting the tone for the tasteful beauty that awaits within. The SPACIOUS LOUNGE exudes a warm and welcoming ambience, offering an ideal sanctuary for unwinding and indulging in tranquil evenings.

Prepare to be enthralled by the OPEN PLAN KITCHEN/DINER, a true highlight of this home. Perfectly combining culinary delights with convivial gatherings, this space boasts a seamless flow to the outdoors through TWO SETS of BI-FOLDING DOORS, expanding the entertainment area into the delightful garden.

The practicality of daily living is well-catered for with the inclusion of a convenient UTILITY ROOM and a downstairs WC, catering to the demands of a busy modern household.

Venture upstairs to discover THREE DOUBLE BEDROOMS, each providing a retreat for rest and relaxation. The stylishly appointed FAMILY BATHROOM, a recent renovation, reflects contemporary luxury and attention to detail.

The REAR GARDEN is BURSTING COLOUR, an enchanting delight for the senses. The addition of a GARDEN ROOM allows you to enjoy this natural haven throughout every season.

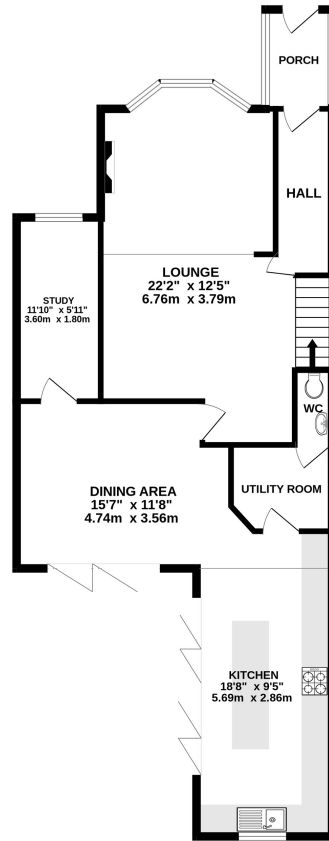
Ease of access is assured, with vehicular entry from Gregsons Avenue leading to the ELECTRIC GATES and SECURE PARKING, offering both convenience and peace of mind.

Contact us now to arrange a viewing and step into the harmonious blend of past and present.

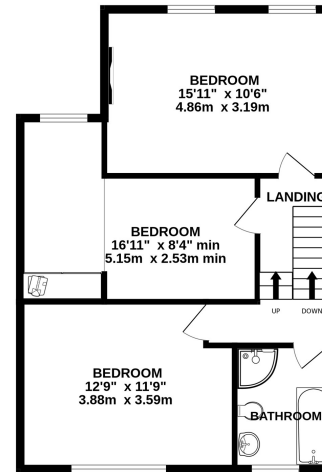




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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