



50 Lonsdale Road, Formby, Liverpool, Merseyside. L37 3HG

Offers Over £240,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Located in a sought after residential area, this three bedroom semi-detached home offers excellent potential for renovation and modernisation. The ground floor features a kitchen and two well proportioned reception rooms, offering flexible space . Upstairs , the first floor comprises three bedrooms -two doubles and a single - as well as a family bathroom. The rear garden benefits from a westerly aspect, providing afternoon and evening sun - perfect for outdoor relaxation or al fresco dining. and also offers scope for landscaping. Offered with no onward chain, this property represents a fantastic opportunity to refurbish and add value in a popular location within easy reach of Formby village with all its amenities, Formby railway station and local schools.

FEATURES

- RENOVATION PROJECT/EXCELLENT POTENTIAL
- IN NEED OF MODERNISATION
- TWO ENTERTAINING ROOMS
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- WESTERLY FACING REAR GARDEN
- WITHIN CLOSE PROXIMITY TO FORMBY VILLAGE & LOCAL SCHOOLS
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Entrance Hall

Double glazed door and window to side; stairs to first floor; electric heater (not tested)

Front Entertaining Room

11' 11" x 11' 01" (into recess) (3.63m x 3.38m) Double glazed window to front; electric fire (not tested); glazed doors leading into the

Rear Dining Room

11' 02" x 10' 01" (into recess) (3.40m x 3.07m) Double glazed window to rear; electric heater (not tested); feature brick fire surround fitted with a free standing electric fire (not tested).

Kitchen

11' 01" x 7' 03" (3.38m x 2.21m) Base, wall and drawer units; single sink unit; plumbing for an automatic washing machine; freestanding refrigerator; part tile walls; under stairs storage cupboard; double glazed window to rear and side; door to side.

FIRST FLOOR

Landing

Double glazed window to side

Bedroom No.1

11' 11" x 11' 01" (into recess) (3.63m x 3.38m) Double glazed window to front.

Bedroom No. 2

11' 02" x 10' 01" (3.40m x 3.07m) (into recess) Double glazed window to rear; wall light fitting.

Bedroom No. 3

6' 08" x 6' 04" (2.03m x 1.93m) Double glazed window to front and side.

Family Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; tile sided bath; built in linen cupboard housing a hot water cylinder; part tiled walls; three double glazed opaque windows.

OUTSIDE

Car- Port

Gardens

The front garden has a paved driveway providing ample parking. The westerly facing rear garden is paved for ease of maintenance with bushes, shrubs and a greenhouse (in poor condition).

Council Tax Band - C

EPC Rating - E

PLEASE NOTE

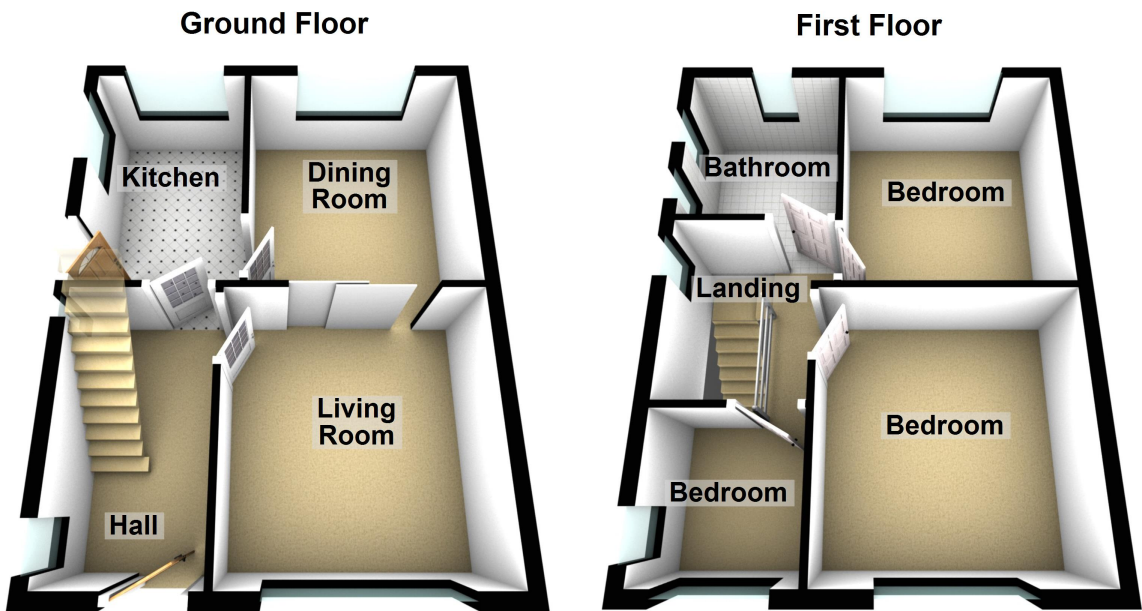
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

50 Lonsdale Road, Formby

