



## 2 Alderson Crescent

Formby, Liverpool, L37 3LZ

**Offers over £270,000**



An Exceptional Three-Bedroom Semi-Detached Home on a Prime Corner Plot

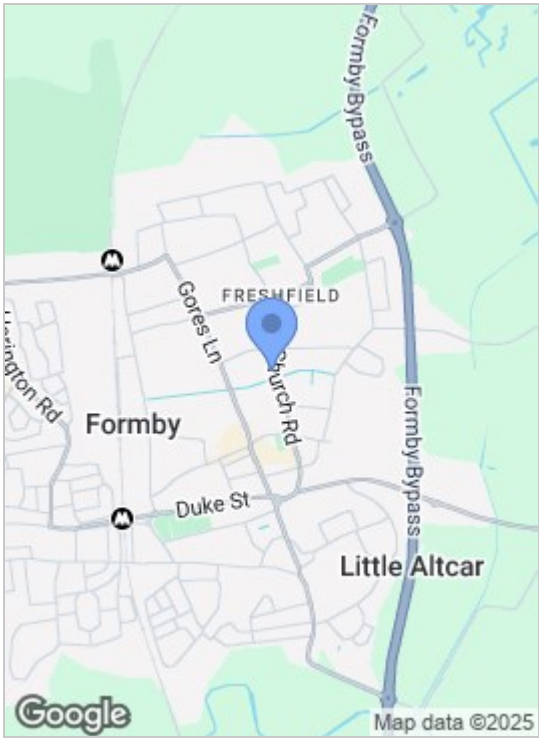
This truly impressive three-bedroom semi-detached house, beautifully positioned on a generous corner plot in one of Formby's highly sought-after residential locations. Offering wrap-around landscaped gardens to the front, side and rear, this home provides wonderful kerb appeal, excellent privacy, and superb potential for further enhancement or extension (subject to the appropriate planning permissions).

The property is approached via driveway, providing easy access and ample parking for multiple vehicles. A new roof adds to the assets of this home.

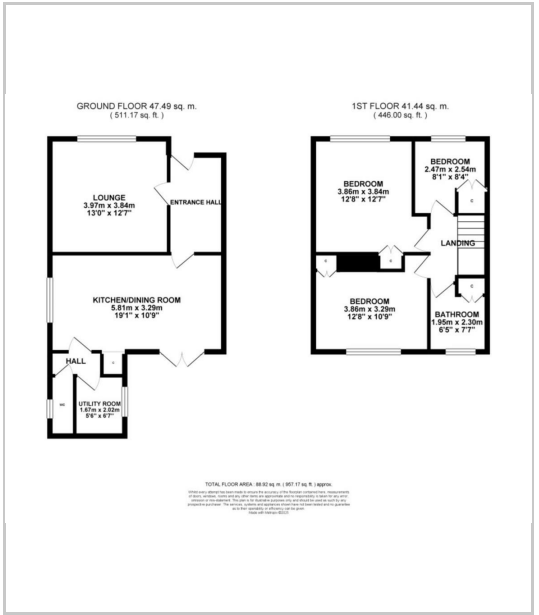
Inside, the welcoming entrance hallway leads into a bright and spacious lounge, perfect for relaxing and entertaining. The open-plan dining kitchen is a standout feature benefitting from French doors opening directly onto the rear garden, ideal for indoor outdoor living throughout the warmer months. A separate utility room and convenient W.C. complete the ground floor, together with an additional door giving access to the side gardens.



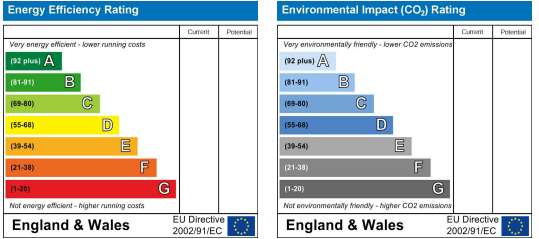
Area Map



Floor Plans



Energy Efficiency Graph



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