



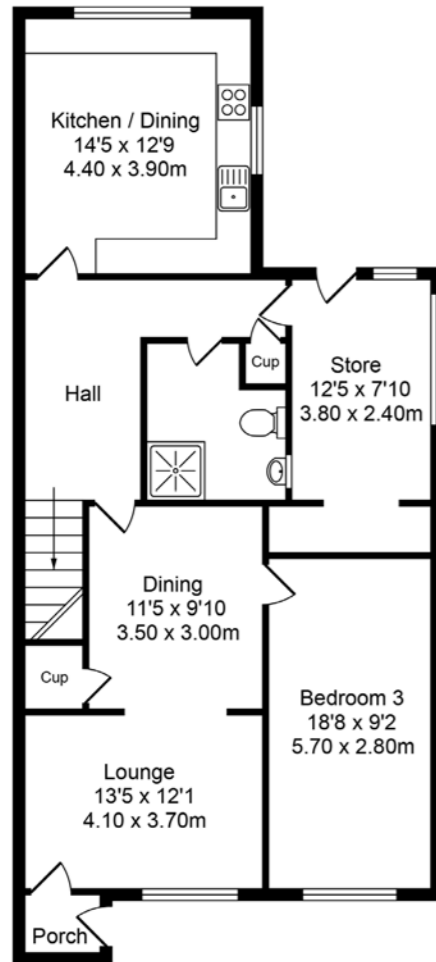
Southport: 01704 778668  
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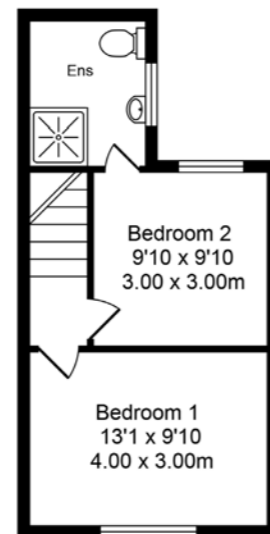
ARNOLD & PHILLIPS  
ESTATE AGENTS

### Total Approx. Floor Area 1321 Sq.ft. (122.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 996 Sq.Ft (92.5 Sq.M.)



First Floor  
Approx. Floor Area 325 Sq.Ft (30.2 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Watchyard Lane, Formby  
Offers Over £250,000



Arnold & Phillips are pleased to bring to market an exciting opportunity to purchase this spacious two/three-bedroom semi-detached property, residing within a generous plot along the popular Watchyard Lane in Formby.

Ideally positioned this flexible property resides within walking distance of the village centre and enjoys a host of local amenities and independent retailers within close proximity. Superb transport and commuter links are also provided with the local rail station residing nearby, whilst several highly regarded primary and secondary schools also reside nearby.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the front entrance porch. This property would benefit from a full course of cosmetic modernisation and provides an abundance of future potential apparent for all to see. Having previously been extended, the ground floor enjoys three large reception rooms. The rear of the property houses a spacious fitted dining kitchen which is complete with an array of wall, base and tower units and providing a range of integrated appliances. The ground floor accommodation is completed with a good-sized three-piece family bathroom.

The first floor provides two spacious family bedrooms with the larger enjoying an adjoining room ideal for use as an en-suite or walk-in wardrobe. The potential to extend upwards and out is apparent throughout and whilst this would be subject to all the usual required planning consents being obtained, the future potential is clear to see.

The rear garden is extensive in size and matched by its abundant potential for further development and customisation. With substantial rolling lawns and established trees and bushed bordering, this private space extends to generous proportions, with several patio terraces and multiple areas of interest providing an abundance of outside entertaining space.

Whilst a course of cosmetic modernisation is required throughout this property, the abundant future potential is clear for all to see. Whether further extension or re-utilisation of the current space is required, this versatile property provides a compelling array of prospective development, subject to all the usual planning consents being obtained. Benefitting from gas central heating and double glazing throughout, internal inspection is highly advised.



