



11 Longton Drive, Freshfield, L37 7ET

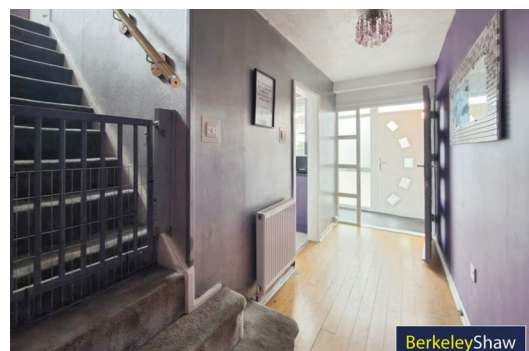
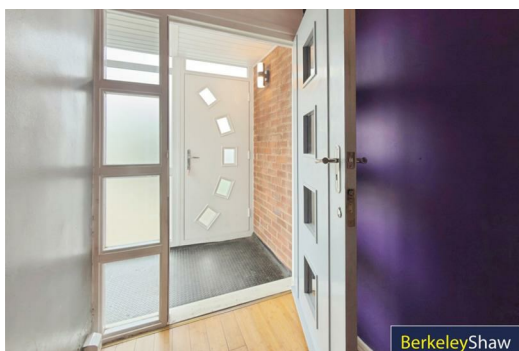
Offers In Excess Of £290,000

Well-Presented Three Bedroom Link-Detached Home with West-Facing Garden in a Desirable Formby Location

Situated in a popular residential area of Formby, within the catchment for the highly regarded Trinity St Peter's Primary School and Formby High School, this well-maintained three-bedroom link-detached home offers spacious family living, excellent outdoor space and exciting potential for future enhancement.

The property is approached via a driveway providing off-road parking for two vehicles and benefits from a generous integral garage, complete with power, lighting and plumbing for a washing machine. Subject to the necessary consents, the garage also offers excellent potential for conversion into additional living accommodation.

Stepping inside, a recently added entrance porch provides a practical everyday space, perfect for storing coats, muddy boots and school bags before entering the main home. To the front of the property is a well-equipped fitted kitchen, while to the rear, the spacious lounge/dining room creates an ideal space for both relaxing and entertaining. A feature fireplace forms an attractive focal point, with sliding patio doors opening directly onto the sunny west-facing rear garden, allowing natural light to flood the room. The rear garden has been thoughtfully designed for ease of enjoyment, featuring a generous patio area for outdoor dining and a well-maintained lawn, creating the perfect setting for family life and summer evenings.



Porch

Hall

Kitchen

14'0" x 10'0" (4.29 x 3.06)

Lounge/Diner

16'8" x 15'0" (5.09 x 4.59)

Garage/Laundry

21'9" x 8'8" (6.63 x 2.65)

Bedroom 1

15'0" x 9'8" (4.59 x 2.95)

Bedroom 2

13'3" x 8'9" (4.06 x 2.67)

Bedroom 3

13'3" x 6'3" (4.06 x 1.93)

Bathroom

8'9" x 5'8" (2.67 x 1.75)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actuality, square and approximate values have not been tested and no guarantee as to their reliability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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