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**101**

21 Three Tuns Lane, Formby, Liverpool L37 4AG

GUIDE PRICE **£185,000+\***

VACANT RESIDENTIAL

### Description

A fantastic opportunity to acquire an extended three bedroomed semi-detached property benefitting from double glazing, central heating, paved front driveway for 2/3 cars and large rear garden with a wooden outhouse with electricity. The property has bags of potential to include a loft conversion or a conservatory, subject to any consents. Once modernised the property would be suitable for occupation to provide a family home, resale or investment purposes. Viewing is highly recommended!

### Situated

Fronting Three Tuns Lane at the junction with Duke Street in a very popular and well-established residential area in the heart of Formby Village and all its amenities, local bus routes, Formby Train Station and schooling and transport links and approximately 3 miles from Formby Beach.

### Ground Floor

Porch Entrance, Hallway,  
Lounge, Dining Room, Kitchen  
(with French Doors), Store Room

### EPC Rating

TBC

### First Floor

Three bedrooms, Wet room/WC

### Outside

Large Rear Garden, Wooden  
Shed, Paved Driveway for several  
cars

