



23 Priesthouse Lane

Formby, Liverpool, L37 8BB

£450,000



Welcome to Roughdale, a four-bedroom detached residence on the highly sought-after Priesthouse Lane in the heart of Formby, offering exceptional potential for a new owner to create a truly special home.

Lovingly maintained by its current owner, the property is now ready for modernisation, presenting an exciting opportunity to update and personalise throughout. Set within generous, immaculately kept front and rear gardens, the home enjoys a fantastic plot that is primed for extension or reconfiguration, subject to the necessary planning permissions.

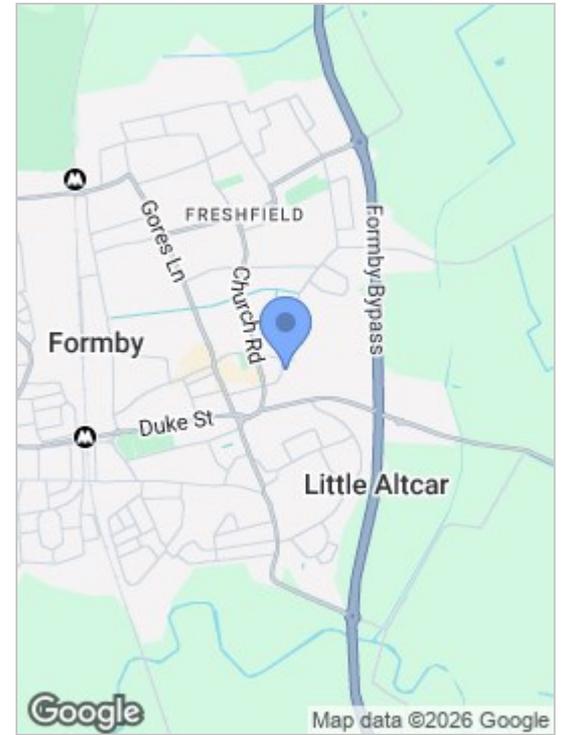
The accommodation briefly comprises a porch leading into a spacious entrance hallway, a well-proportioned lounge, separate sitting room, breakfast kitchen, and a conservatory overlooking the rear garden. There is also internal access to the integral tandem garage and a convenient ground floor W.C.

To the first floor are four bedrooms and a family bathroom, offering ample space for growing families.

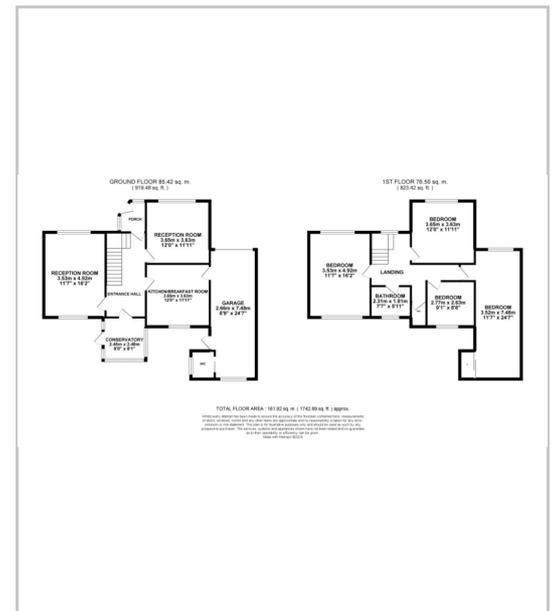


Do not forget to check the stamp duty calculator
<https://www.rightmove.co.uk/stamp-duty-calculator>

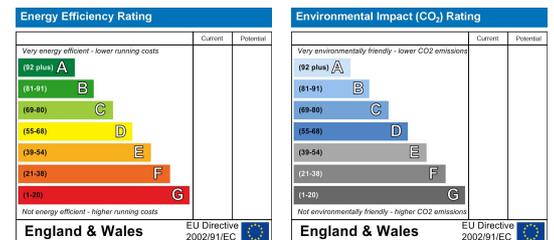
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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