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REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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42 Andrews Lane, Liverpool, L37 2EN

Offers Over £400,000

Spacious 4-bedroom character semi-detached home in a highly sought-after Formby location, within walking distance of excellent schools and the train station, offering fantastic potential to reconfigure and extend, ideal for growing families.

This charming four-bedroom semi-detached FREEHOLD home is perfectly positioned in a highly desirable area of Formby, just a short walk from the train station and within easy reach of Formby High School, Range High School, and St Luke's Primary School, making it an ideal choice for families.

The property offers generous and versatile living accommodation, featuring FOUR RECEPTION ROOMS to the ground floor, providing excellent flexibility for modern living and clear potential to reconfigure the layout to suit individual needs. There is also exciting scope for EXTENSION (subject to the necessary consents), allowing buyers to truly make the home their own.

To the first floor, there are four well-proportioned bedrooms and a SPACIOUS FAMILY BATHROOM, offering comfortable accommodation for growing families.

Externally, the property benefits from a gravel driveway to the front with parking for up to three vehicles. To the rear, there is a private and sunny FAMILY GARDEN majority grass lawn perfect for children, entertaining, or relaxing outdoors in the summer months.







Hall

Front Lounge
15'5" x 14'4" (4.72 x 4.37)

Family Room
12'11" x 12'10" (3.94 x 3.93)

Morning Room
11'11" x 11'3" (3.65 x 3.45)

Kitchen
9'3" x 11'7" (2.82 x 3.54)

Dining Room
10'7" x 9'11" (3.24 x 3.04)

Bedroom 1
13'6" x 13'1" (4.14 x 4.00)
DOUBLE

Bedroom 2
13'0" x 12'8" (3.97 x 3.87)
DOUBLE

Bedroom 3
11'6" x 9'10" (3.52 x 3.01)
DOUBLE

Bedroom 4
10'5" x 6'3" (3.18 x 1.91)
SINGLE

Bathroom

Landing











