



11 Longton Drive, Freshfield, L37 7ET

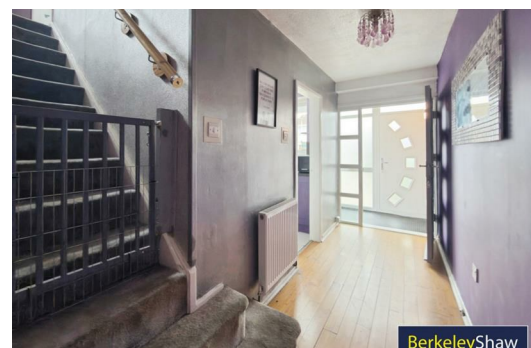
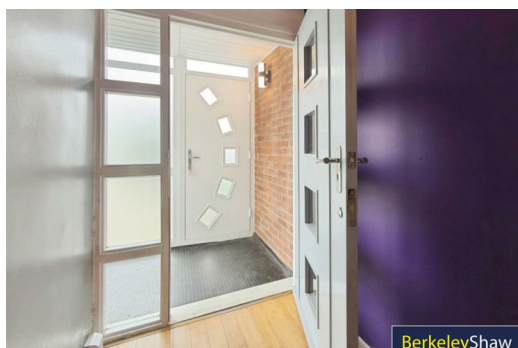
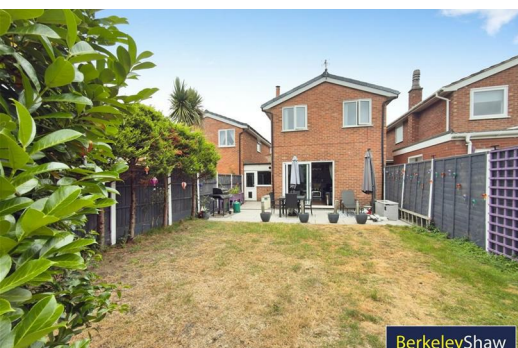
Offers In Excess Of £290,000

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
13'5" x 10'2" (4.10 x 3.10)

Lounge/Diner
15'5" x 10'2" (4.70 x 3.10)

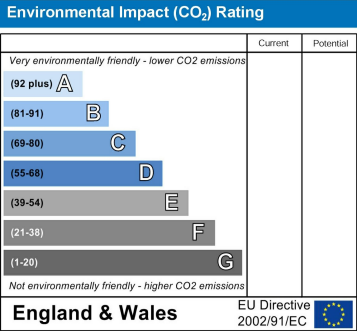
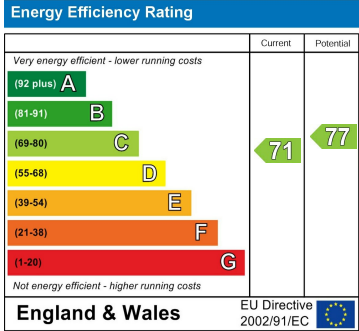
Garage/Laundry
23'7" x 8'6" (7.20 x 2.60)

Bedroom 1
15'5" x 8'10" (4.70 x 2.70)

Bedroom 2
9'6" x 8'10" (2.90 x 2.70)

Bedroom 3
8'10" x 5'10" (2.70 x 1.80)

Bathroom
8'2" x 5'2" (2.50 x 1.60)



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