



Wicks Lane, Formby,
L37 1PX

OFFERS OVER
£375,000

SM
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ESTATE AGENT

Situated just a stone's throw from Larkhill Lane and the entrance to the National Trust pinewoods, this EXTENDED DETACHED BUNGALOW occupies a quiet residential setting with immediate access to some of Formby's most attractive woodland walks. The property is VACANT WITH NO ONWARD CHAIN, making it an appealing and uncomplicated opportunity for buyers seeking well-proportioned, single-storey accommodation in a highly regarded location.

The floor plan reveals a thoughtful and balanced layout, beginning with the recent addition of an ENCLOSED PORCH which opens into a central DINING HALL. This space forms the heart of the home, linking the principal living and bedroom accommodation and offering a natural focal point for everyday use. The KITCHEN is positioned to the front and is well arranged with fitted units and good natural light, while the main living space unfolds into a THROUGH LOUNGE leading seamlessly into the extended SITTING ROOM to the rear.

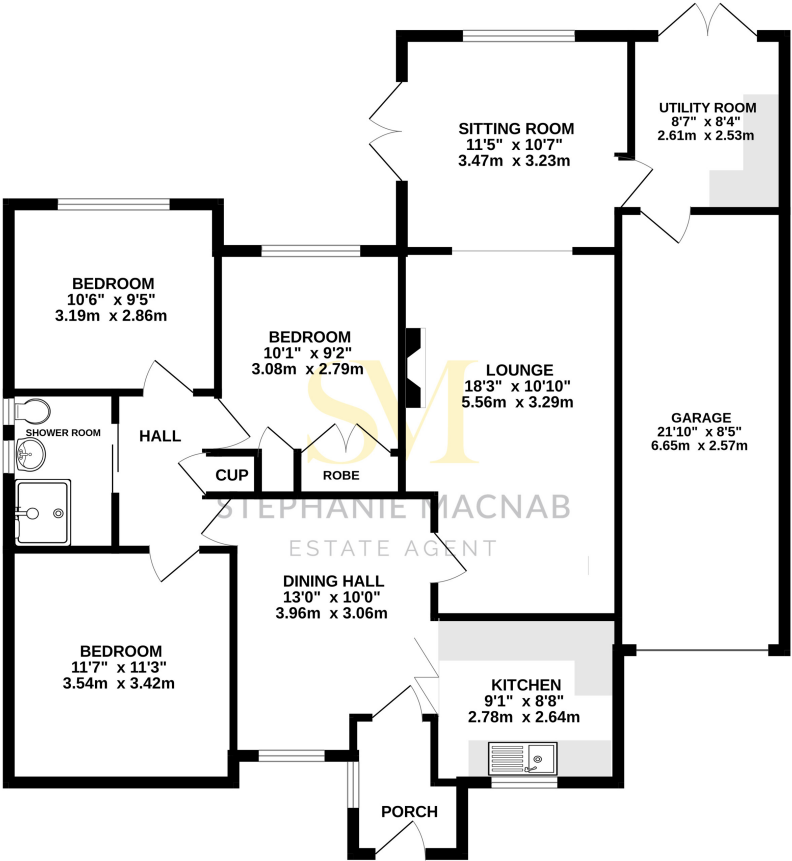
The rear sitting room enjoys a pleasant outlook over the garden and provides a flexible second reception space, ideal for watching TV or reading. Adjacent to this is a practical UTILITY ROOM with INTERNAL ACCESS TO THE GARAGE, a particularly useful feature for storage, household tasks and day-to-day convenience. The connection between the utility and garage is discreet and functional, enhancing the overall usability of the layout.

An INNER HALLWAY leads to the bedroom accommodation, which comprises THREE BEDROOMS, together with a separate SHOWER ROOM. Externally, the enclosed REAR GARDEN is of a good size, offering a secure and manageable space well suited to keen gardeners and pet owners alike. The current owners have undertaken a number of key improvements, including NEW WINDOWS AND DOORS, the ADDITION OF THE PORCH, and the installation of a NEW BAXI COMBI BOILER IN 2025 WITH A 7-YEAR WARRANTY. The LOFT IS BOARDED, providing useful additional storage and further enhancing the practicality of the home.





GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

