



17 Mayfield Avenue,  
Formby, L37 2FN

**Offers Over £450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Are you looking for a DETACHED BUNGALOW? Maybe something in a quiet CUL-DE-SAC with a SOUTH-facing rear garden? Well, look no further, we have just the property...

Constructed in 1989, this true bungalow offers well-planned, generous accommodation, just take a look at the FLOOR PLAN and see for yourself.

The L-shaped LOUNGE/DINER has a dual aspect and leads to the CONSERVATORY. The kitchen is practical and modern, with integrated appliances.

There are THREE DOUBLE BEDROOMS and a SHOWER ROOM. In addition, the main bedroom enjoys an EN-SUITE shower room.

The Worcester combi boiler has been replaced in the last couple of years. The loft is accessed via a ladder and is part-board, offering additional storage.

The BLOCK-PAVED driveway has parking for several cars, and leads to the DOUBLE GARAGE. The rear garden is PRIVATE and enjoys a sunny SOUTH-facing aspect, ideal for a garden lover or sun worshipper.

To view this NO CHAIN property, please call 01704 516 626 - follow us on Facebook and Instagram.

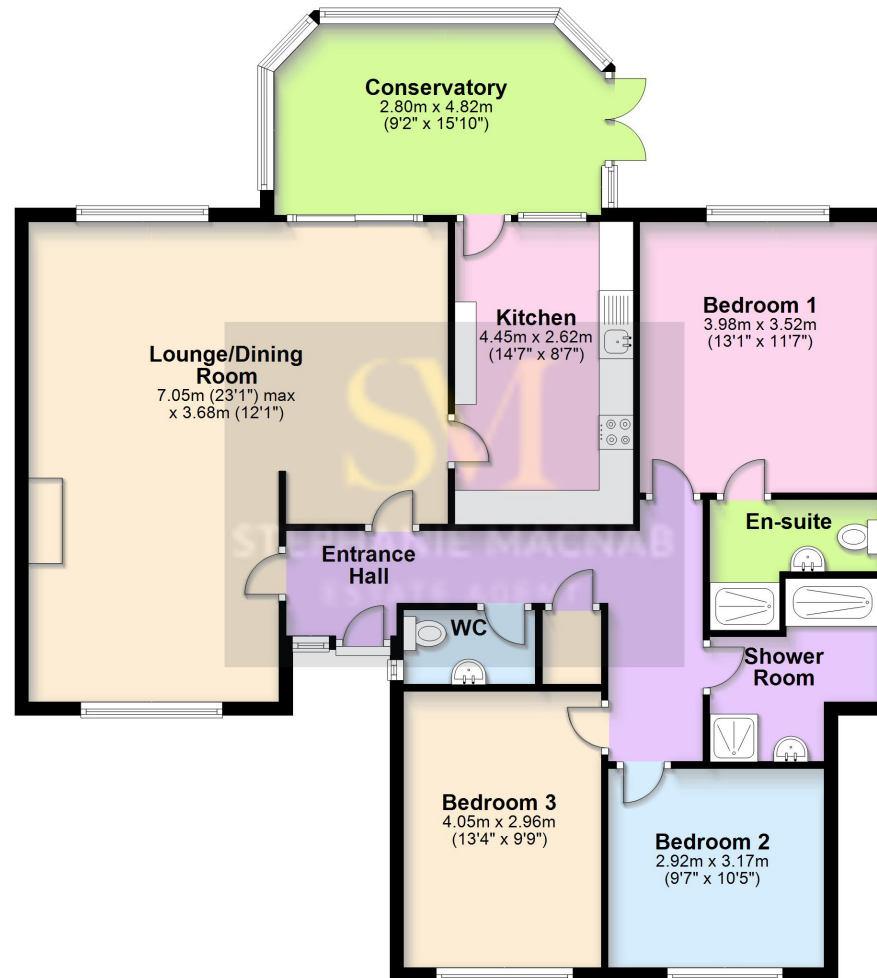






## Ground Floor

Approx. 106.7 sq. metres (1148.4 sq. feet)



Total area: approx. 106.7 sq. metres (1148.4 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.



