



Moss Side, Formby,
L37 3JZ

Asking Price £245,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This charming and immaculately presented SEMI-DETACHED BUNGALOW offers a welcoming retreat in a popular Formby location. Lovingly maintained, it provides an ideal solution for those seeking to downsize while still enjoying comfort, space, and proximity to all that this lovely village has to offer.

The property boasts a SUNNY SOUTH-FACING REAR GARDEN, perfect for those who enjoy outdoor living with minimal upkeep. With ample OFF-STREET PARKING for two cars, convenience is at the forefront of this home's appeal. Step inside, and you'll find a light-filled rear LOUNGE, providing a peaceful setting to relax and unwind while offering delightful garden views. The well-appointed KITCHEN is both practical and inviting, flowing seamlessly into a charming ORANGERY at the rear of the property. This versatile space offers year-round enjoyment, whether you're sipping your morning coffee or hosting family gatherings, with direct access to the garden.

The home features TWO COMFORTABLE BEDROOMS, offering flexibility for guests or additional living space, and a functional BATHROOM with an over-bath shower, ideal for modern living.

Situated in a convenient location, this bungalow offers easy access to the by-pass, making travel a breeze, while Formby village, with its array of shops, cafes, and essential amenities, is just a short distance away. Whether you're looking to enjoy the peaceful lifestyle that comes with downsizing or want to remain connected to the heart of Formby, this home provides the perfect balance.

It's an ideal choice for anyone seeking a low-maintenance yet comfortable home in a desirable location, with all the charm and convenience of Formby right on your doorstep.

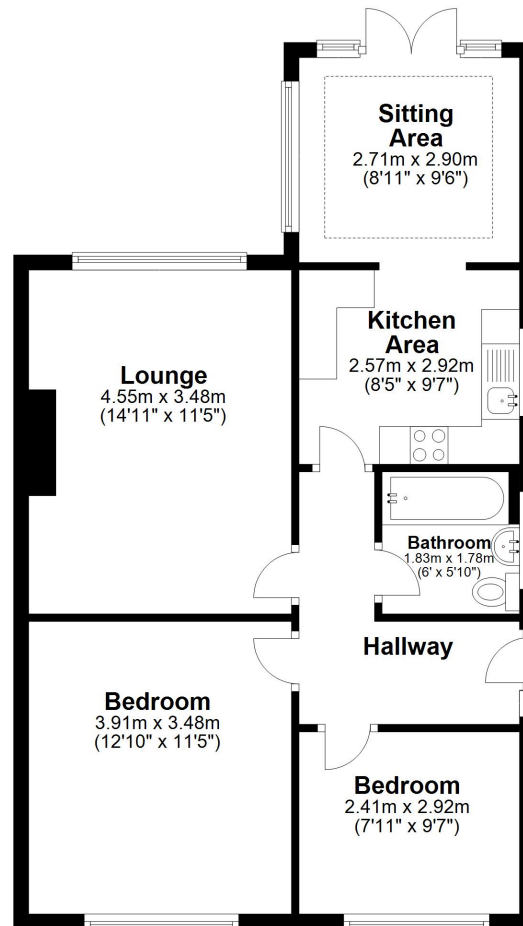
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Ground Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



Total area: approx. 63.5 sq. metres (683.6 sq. feet)

Plan produced using PlanUp.