



Timms Lane, Formby,
L37 7DW

Offers Over £480,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this charming DETACHED DORMER BUNGALOW, nestled in a DESIRABLE LOCATION and offering a SPACIOUS FLOOR AREA exceeding 1,600 sq ft, all within a manageable-sized plot.

Owned and cherished by the same family for over 30 years, this home has been lovingly EXTENDED and ENHANCED over time.

You'll feel right at home as you step into the light and inviting ENTRANCE HALL. The dual-aspect LOUNGE provides a cosy retreat, complemented by a separate SITTING ROOM, offering flexibility for various uses such as a home office or gym.

The recently fitted KITCHEN boasts modern units and appliances, with a delightful extension creating a DINING AREA with a VAULTED CEILING and BI-FOLDING DOORS, making it the heart of the home and perfect for hosting gatherings.

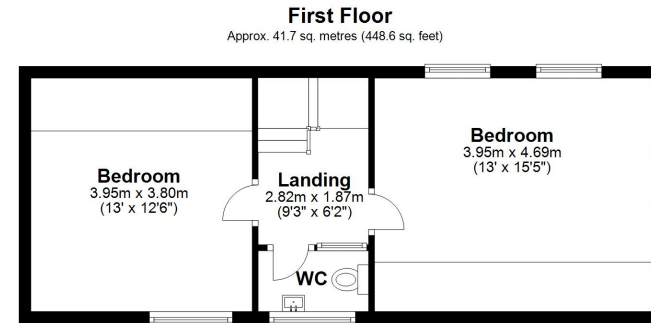
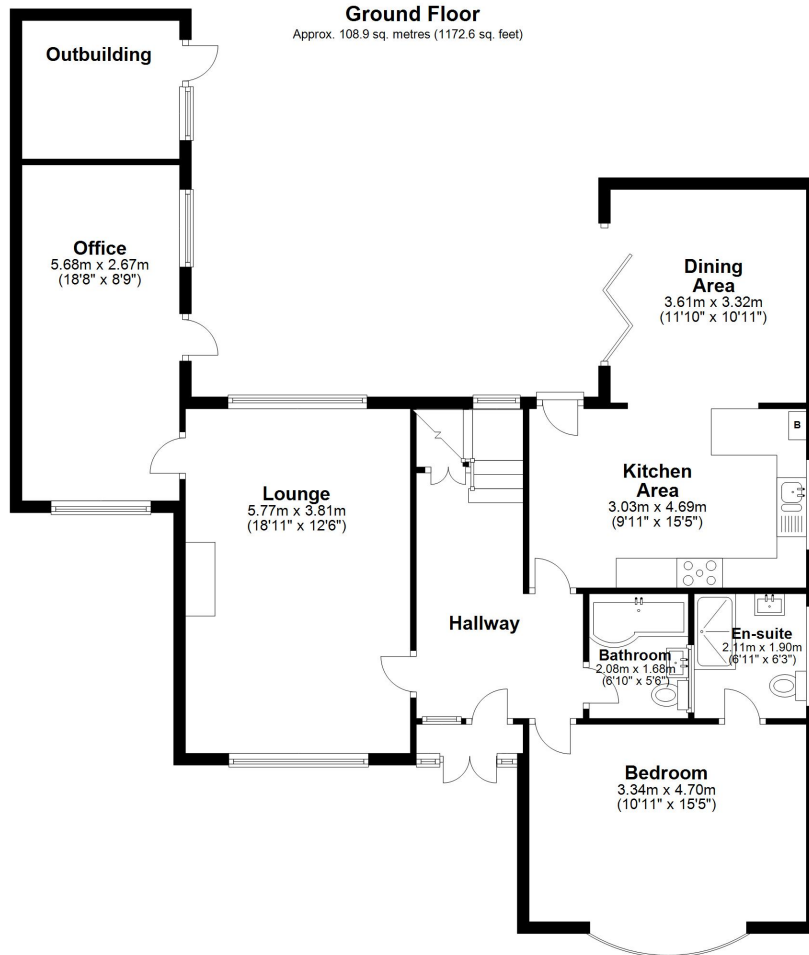
For added convenience, the MAIN BEDROOM with EN-SUITE is located DOWNSTAIRS, while upstairs you'll find TWO DOUBLE BEDROOMS and a WC. Both the EN-SUITE and the BATHROOM boast contemporary finishes in crisp white tones.

Outside, there is OFF-ROAD PARKING, a FRONT GARDEN, and a tranquil COURTYARD-STYLE garden to the rear.

With NO ONWARD CHAIN, seize the opportunity to make this wonderful property your own. Call today to arrange a viewing and start imagining the possibilities.







Total area: approx. 150.6 sq. metres (1621.2 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | 70 | 78 |

EU Directive 2002/91/EC

