



Dunes Drive, Formby,
L37 1PE

£600,000

SM

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ESTATE AGENT

A beautifully renovated and extended detached bungalow, ideally positioned just moments from Larkhill Lane and the Nature Reserve.

Set on a GENEROUS CORNER PLOT, this stylish home was COMPREHENSIVELY REFURBISHED in 2020 and offers a TURNKEY OPPORTUNITY with the added benefit of NO ONWARD CHAIN.

The accommodation is thoughtfully laid out and includes a welcoming ENTRANCE HALL, spacious LOUNGE, and a bright OPEN-PLAN KITCHEN and DINING ROOM with French doors leading out to the rear garden. A SEPARATE SITTING ROOM provides flexibility, whether as a SUNG or ADDITIONAL BEDROOM.

There are THREE BEDROOMS, including a main bedroom with modern EN-SUITE SHOWER ROOM and sliding doors onto the garden. A contemporary FAMILY BATHROOM completes the internal layout.

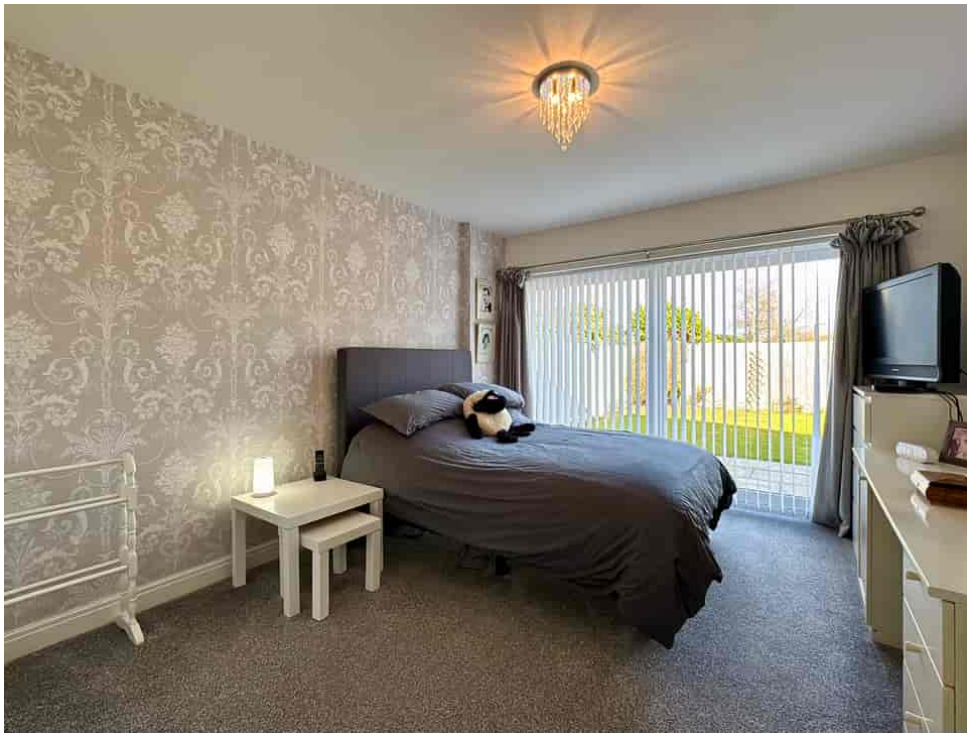
Outside, the property offers excellent OFF-STREET PARKING and a DETACHED DOUBLE GARAGE—both garages have power, with one featuring an electric door.

The REAR GARDEN is enclosed, mainly laid to lawn and perfectly positioned to enjoy the afternoon sun, providing a peaceful setting for outdoor entertaining or relaxing.

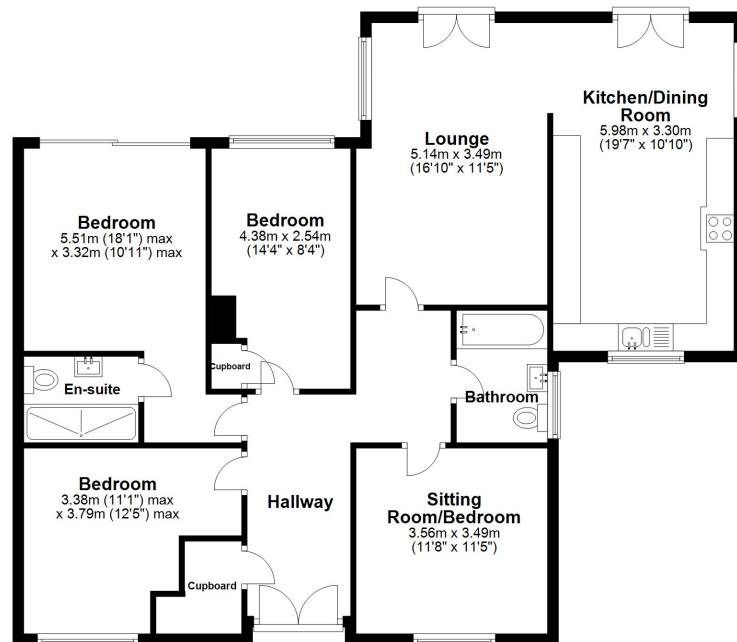
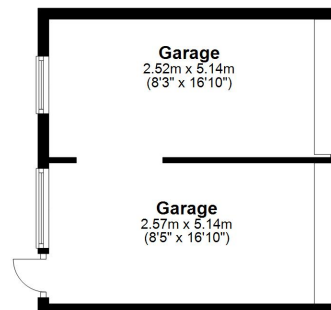
Located within easy reach of local shops, transport links, and scenic walks through the nearby nature reserve, this home combines modern comfort with a desirable semi-rural setting.







Ground Floor
Approx. 138.8 sq. metres (1493.7 sq. feet)



Total area: approx. 138.8 sq. metres (1493.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	