



Mount House Road,
Formby, L37 3LB

Offers Over £425,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A beautifully EXTENDED DETACHED BUNGALOW offering exceptional living space, high-quality finishes, and a landscaped SOUTH-FACING GARDEN.

Set on approximately 0.17 acres, this stylish single-storey home combines modern comfort with thoughtful design. The STANDOUT KITCHEN/LIVING/DINING SPACE forms the heart of the home — an expansive OPEN-PLAN layout ideal for entertaining, flooded with natural light from wide garden-facing windows and finished in a sleek, contemporary style. The kitchen was installed by Purple Kitchens of Maghull and features integrated Neff appliances, including a fridge, freezer, washing machine, and dishwasher.

The formal LOUNGE offers a more traditional touch, centred around a striking Italian marble fireplace and a cosy wood-burning stove — the perfect spot to unwind.

There are TWO GENEROUS DOUBLE BEDROOMS, both fitted with a full range of built-in wardrobes. The BATHROOM is equally impressive, with a freestanding roll-top bath, a separate walk-in shower, and elegant tiling.

Outside, the REAR GARDEN has been beautifully landscaped (approx. 4 years ago) to provide multiple seating areas, raised beds, and plenty of room for relaxing or entertaining. A detached garden room adds further versatility — ideal as a home office, studio or retreat. The front aspect is equally appealing, with a generous lawn and smart kerb appeal.

This is a rare opportunity to purchase a TURNKEY BUNGALOW with genuine wow factor, where every detail has been carefully considered and executed.

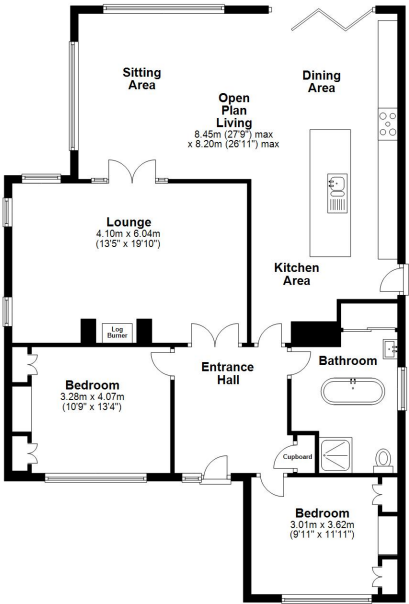
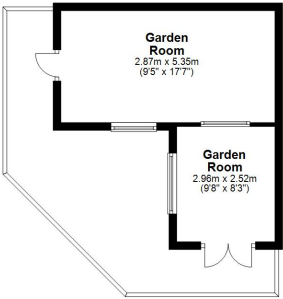






Ground Floor

Approx. 144.2 sq. metres (1551.6 sq. feet)



Total area: approx. 144.2 sq. metres (1551.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		