



Brows Lane, Formby,  
L37 3HY

**£475,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



## VILLAGE LOCATION – LARGE PLOT – HUGE POTENTIAL

Occupying a GENEROUS 0.19-ACRE PLOT in the very heart of FORMBY VILLAGE, this SUBSTANTIAL DETACHED BUNGALOW presents an exceptional opportunity for those looking to RENOVATE, RECONFIGURE, or potentially REDEVELOP (subject to planning consent).

With a gross internal area of approximately 1,849 SQ FT, the property features spacious, well-proportioned rooms throughout and a layout that's IDEAL FOR MODERNISATION. The accommodation includes a LARGE FRONT-FACING LOUNGE, a separate DINING ROOM, and a SPACIOUS KITCHEN offering ample scope to redesign.

There are FOUR BEDROOMS, a BATHROOM, and the MAIN BEDROOM benefits from an EN-SUITE SHOWER ROOM. Externally, the home is set well back from the road, with a WIDE LAWNED FRONTAGE, PRIVATE DRIVEWAY, and a DETACHED DOUBLE GARAGE. The REAR GARDEN is also a fantastic size, offering plenty of space and privacy.

This is a FREEHOLD PROPERTY offered with NO ONWARD CHAIN — a rare chance to create something truly special in a SOUGHT-AFTER SETTING.

☎ Call to view: 01704 516 626

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**Ground Floor**  
Approx. 171.8 sq. metres (1849.1 sq. feet)



Total area: approx. 171.8 sq. metres (1849.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.



