



Orms Way, Formby,
L37 3HX

Offers Over £525,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Chain-Free Detached Bungalow in a Quiet Cul-De-Sac

Nestled in a tranquil cul-de-sac in the heart of the village, this charming detached bungalow sits on a GENEROUS PLOT of approximately 0.19 acres. Offering WELL-PRESENTED ACCOMMODATION and a practical layout, this property is perfect for those seeking a peaceful and convenient lifestyle.

Accommodation:

- A welcoming ENTRANCE HALL leading to:
- A spacious L-shaped LOUNGE/DINING AREA with direct access to the wraparound gardens, ideal for relaxing or entertaining
- A bright and functional KITCHEN, complemented by the added convenience of a UTILITY ROOM
- THREE GOOD-SIZED BEDROOMS, perfect for family living or flexible use
- A stylish and modern BATHROOM SUITE

Outside:

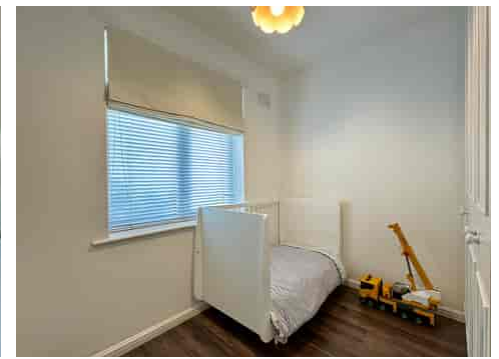
The beautifully MAINTAINED GARDENS WRAP AROUND the property, creating a peaceful outdoor retreat. Practical features include OFF-ROAD PARKING, a DETACHED GARAGE, and a CARPORT, catering to multiple vehicles with ease.

Offered chain-free, this bungalow provides a fantastic opportunity for a hassle-free move.

Don't miss out! Call 01794 516 626 to arrange your viewing today.







Ground Floor

Approx. 126.3 sq. metres (1360.0 sq. feet)



Total area: approx. 126.3 sq. metres (1360.0 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		76
(55-68)	D	59	
(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	