



4 Smithy Close,  
Formby, Liverpool,  
Merseyside, L37 3PP

**£165,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this BUNGALOW nestled just a stone's throw away from the heart of the Village with the convenience of easy access to the CIRCULAR BUS SERVICE.

Step inside, and the SPACIOUSNESS of the ACCOMMODATION becomes immediately apparent. The ENTRANCE HALL greets you with a promise of practicality, featuring two handy storage cupboards for all your organisational needs. The DUAL ASPECT LOUNGE/DINING ROOM is bathed in natural light. Open the doors to the PORCH, and you'll find yourself seamlessly transitioning to the FRONT GARDEN — an ideal spot to enjoy a cup of coffee. The KITCHEN is a modern and practical space.

The bungalow boasts TWO BEDROOMS and a SHOWER ROOM.

While this property EXUDES POTENTIAL, it's worth noting that a touch of modernisation is in order, a blank canvas waiting for your personal touch. The asking price takes this into account.

There is NO ONWARD CHAIN, which streamlines the process.

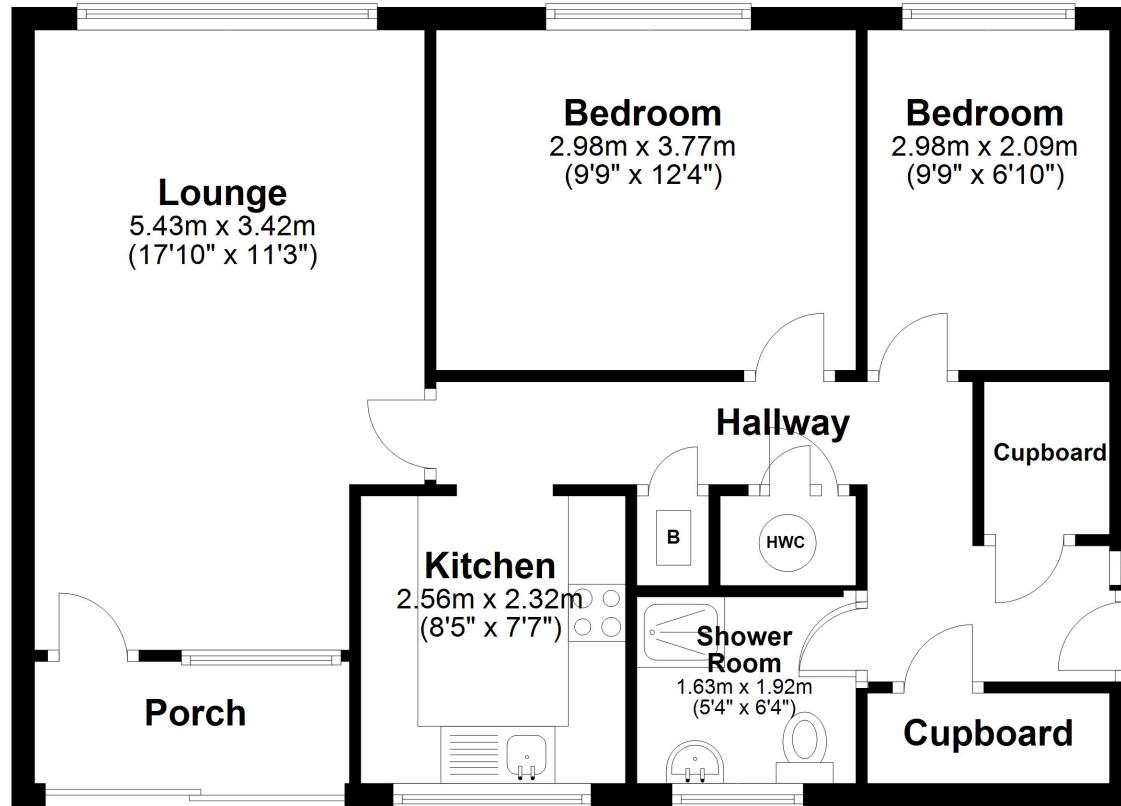
DON'T MISS THIS OPPORTUNITY CALL - TODAY TO ARRANGE YOUR VIEWING 01704 516 626.





# Ground Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



Total area: approx. 62.0 sq. metres (667.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

