



Victoria Road, Formby,  
L37 7DD

£700,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to a unique opportunity nestled in one of Freshfield's most exclusive roads. This MODERN DETACHED DORMER BUNGALOW, situated at the end of a long, private driveway, offers a SECLUDED RETREAT while still being conveniently located.

Originally a bespoke design, this property was built over 35 years ago for the current owners and now presents a fantastic opportunity to reimagine its potential to suit contemporary living. With a GROSS INTERNAL FLOOR AREA EXCEEDING 2,200 sq ft, the spacious layout offers immense versatility and the perfect canvas for your creative vision. The existing FLOORPLAN showcases a thoughtful design, but with a bit of inventive thinking, this space could be transformed into a stunning modern home.

The bungalow is complemented by a double detached garage, providing ample storage and parking options. The gardens are mature and well-established, enveloping the property in lush greenery. The PLOT SPANS 0.27 of an acre, offering plenty of outdoor space for relaxation or further landscaping projects.

One of the significant advantages of this property is that it comes with NO ONWARD CHAIN, simplifying the buying process. Don't miss out on this rare chance to create your dream home in a prestigious location. Book your viewing today and let your imagination run wild!

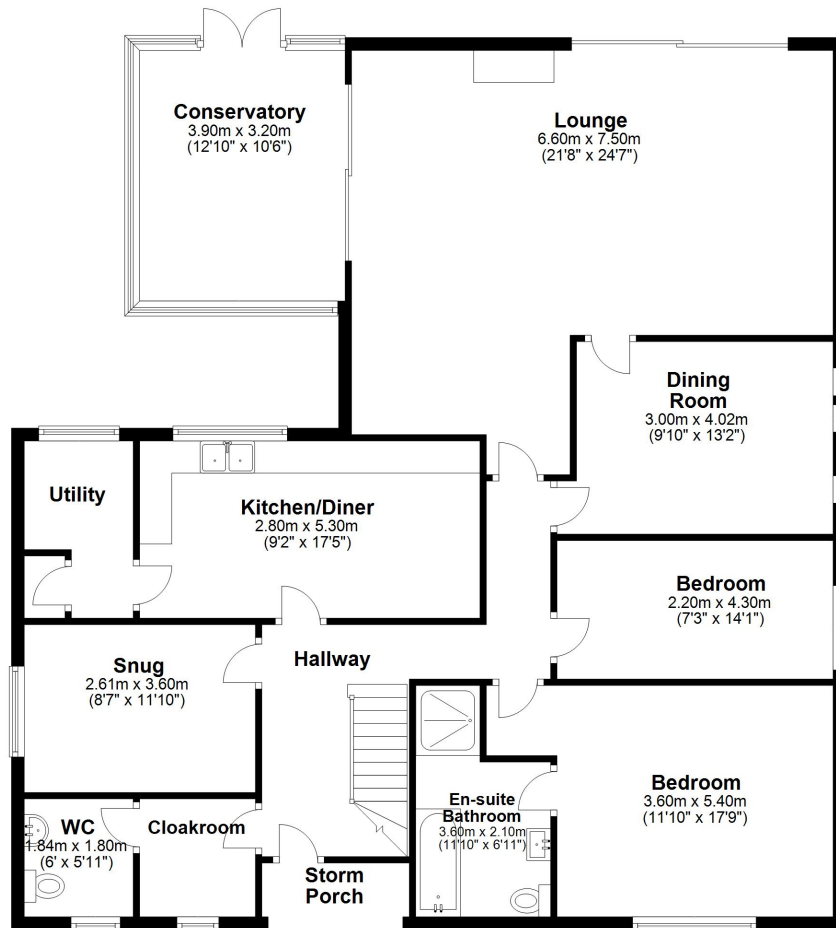






### Ground Floor

Approx. 152.1 sq. metres (1637.1 sq. feet)



Total area: approx. 211.4 sq. metres (2275.7 sq. feet)

Plan produced using PlanUp.

### First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)

