



Elson Road, Formby,
L37 2EG

OFFERS OVER
£400,000

SM

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ESTATE AGENT

Enjoying strong kerb appeal within a well-established residential setting, this DETACHED BUNGALOW offers spacious and well-balanced accommodation on a generous plot with a WEST-FACING REAR ASPECT. Offered with NO ONWARD CHAIN, the property presents an excellent opportunity for buyers seeking single-storey living within walking distance of Formby village and the train station.

The accommodation is arranged around a central entrance hall, creating a practical and easy-flowing layout. The LOUNGE is a particularly comfortable reception room, well proportioned and ideal for everyday living. To the rear, the KITCHEN/BREAKFAST ROOM provides ample workspace and opens directly into the CONSERVATORY, which overlooks the rear garden and offers an additional reception area suited to relaxing or informal dining.

There are THREE BEDROOMS in total. BEDROOM 1 and BEDROOM 2 are both generous doubles and share a JACK AND JILL EN-SUITE, providing convenient access from each room. BEDROOM 3 offers flexibility as a guest room, study or hobby room. A separate WC is also accessed from the hall, enhancing the practicality of the layout.

Externally, the property occupies a good-sized plot with off-road parking for three vehicles leading to a GARAGE fitted with an ELECTRIC DOOR. The rear garden benefits from its westerly orientation, making it ideal for afternoon and evening sun. Further reassurance is provided by a NEW COMBI BOILER INSTALLED IN 2024.

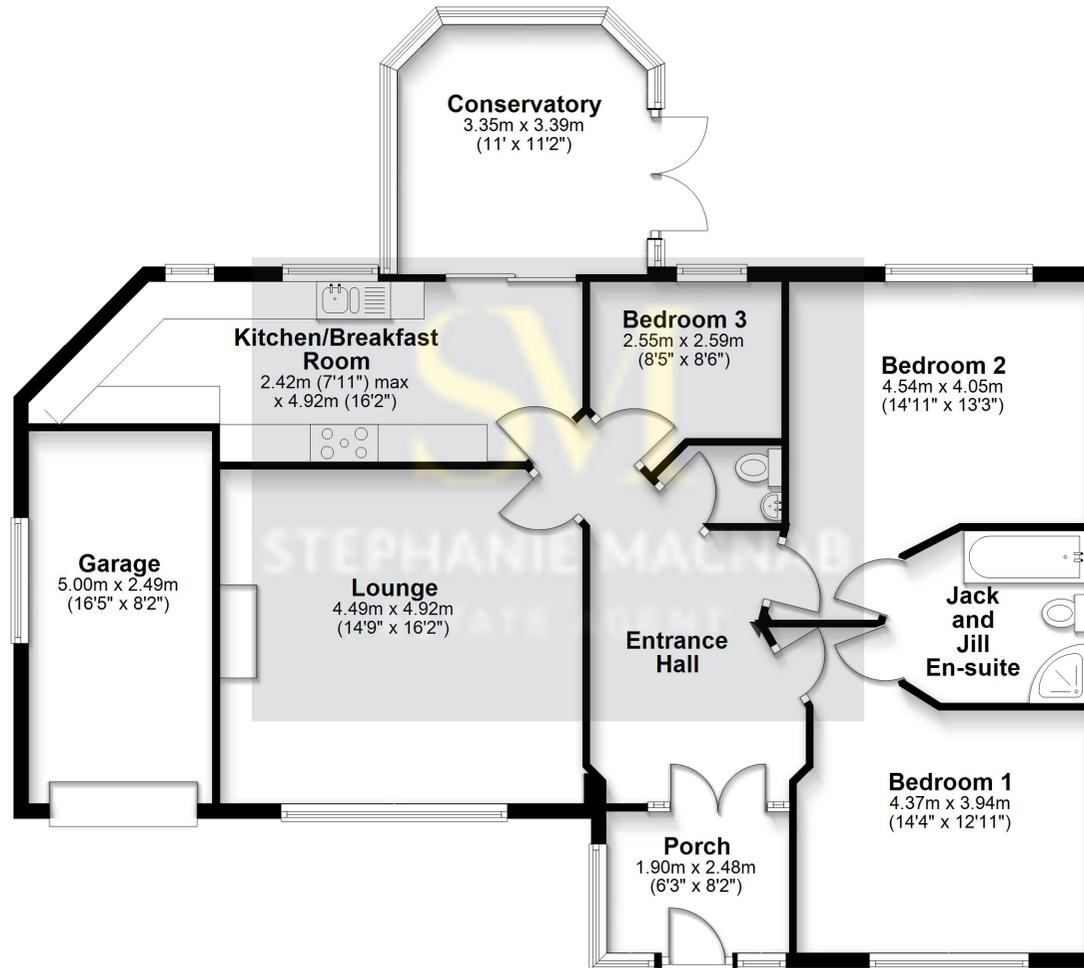
Combining generous accommodation, a convenient village location and practical features throughout, this bungalow represents a well-rounded opportunity in a sought-after part of Formby.





Ground Floor

Approx. 123.6 sq. metres (1330.5 sq. feet)



Total area: approx. 123.6 sq. metres (1330.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
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		
(55-68)	D	67	77
(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	

