



College Close, Formby,
L37 1NA

Offers Over £530,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Are you looking for a BUNGALOW? Possibly downsizing but not looking to compromise on space? Looking for something close to the nature reserve and beach? Well look no further...

This delightfully presented property occupies a generous plot 0.26 acre and is matched internally with a spacious floor area covering 1,900 sq ft approximately.

Upon arrival, you will be met with a good-sized reception hall, which leads into the main reception space. These areas flow effortlessly and are ideal for a cozy evening in or entertaining family and friends, with the lounge and dining areas leading through to the conservatory that also links into the fabulous kitchen.

There are THREE BEDROOMS, with two bedrooms close to the main bathroom and a further bedroom with a separate shower room and WC providing the perfect guest accommodation.

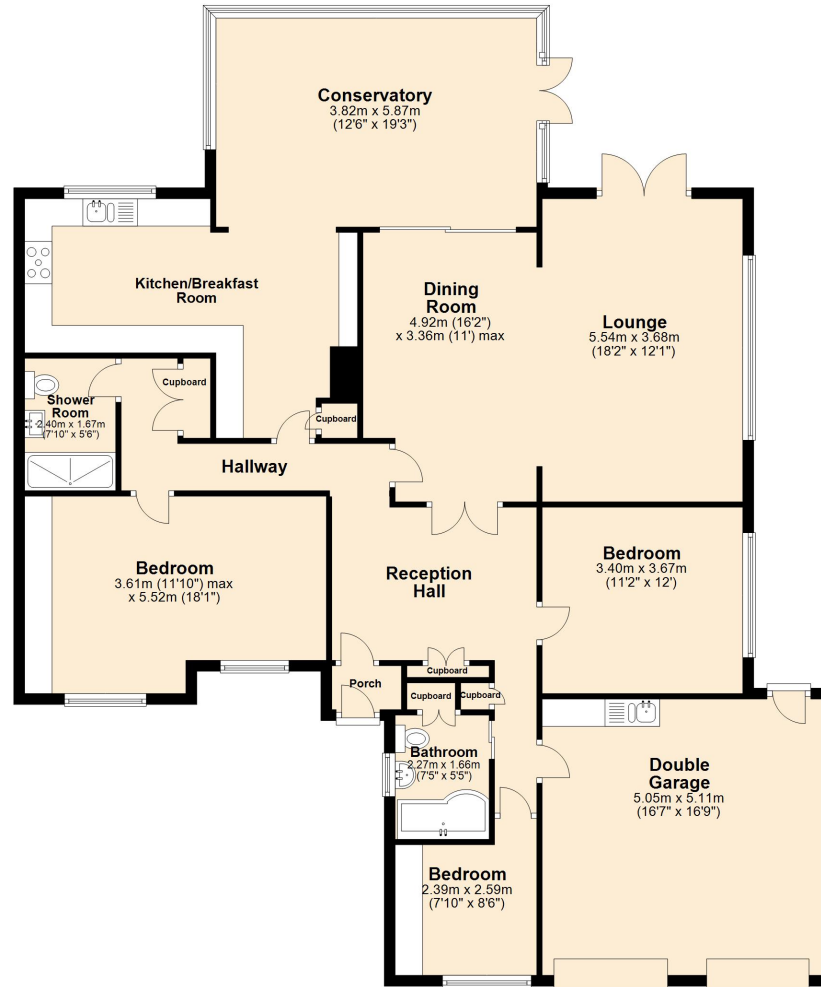
There is ample OFF-ROAD parking and a DOUBLE GARAGE, together with extensive gardens to the front, side and rear.

To view, call 01704 516 626. Follow us on Facebook and Instagram.





Ground Floor
Approx. 178.0 sq. metres (1916.2 sq. feet)



Total area: approx. 178.0 sq. metres (1916.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	79

