



Larkhill Lane, Formby,
L37 1LU

OFFERS OVER
£685,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Occupying a GENEROUS 0.17 ACRE PLOT directly opposite LARKHILL LANE FIELDS, this STUNNING DETACHED BUNGALOW offers approximately 1,674 SQ FT (155.5 SQ M) of beautifully finished accommodation. Recently extended and completely refurbished, the property has been transformed into a CONTEMPORARY TURNKEY HOME combining style, light, and modern practicality in one of Formby's most sought-after settings.

Behind the smart façade, the property opens into a welcoming hallway that leads to a SUPERB OPEN-PLAN DINING KITCHEN, flooded with natural light through a VAULTED CEILING AND FULL-HEIGHT GLAZING. This impressive space forms the heart of the home – perfect for both entertaining and everyday living – and features sleek modern cabinetry, integrated appliances, a large central island, and BI-FOLD DOORS opening directly to the rear garden.

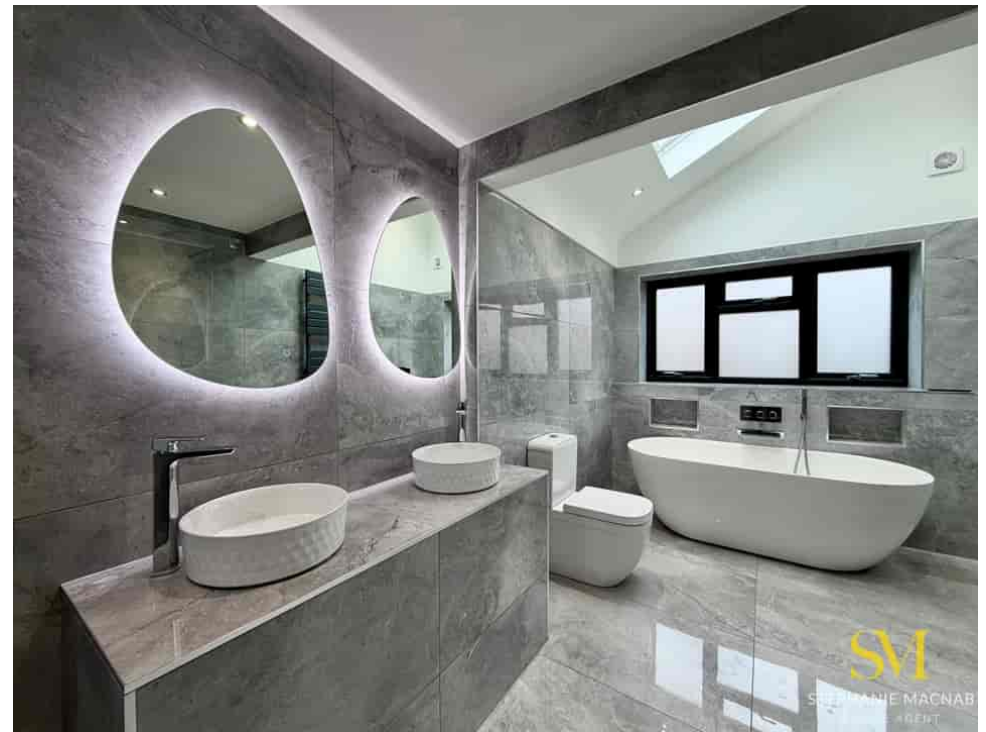
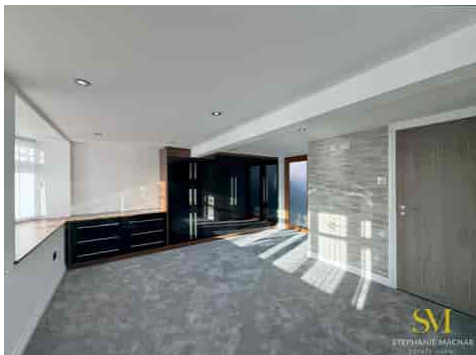
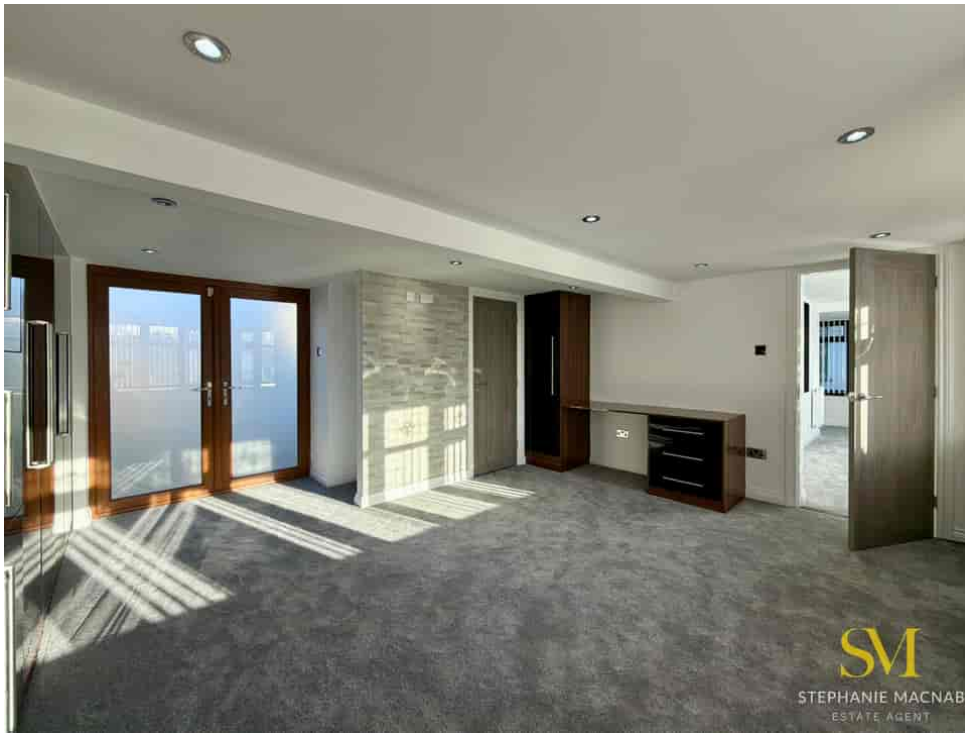
A separate LOUNGE also connects to the garden via FRENCH DOORS, offering a second bright and comfortable living space. The bedroom layout provides excellent flexibility, including FOUR BEDROOMS overall. The principal suite features built-in wardrobes and a stylish EN-SUITE SHOWER ROOM, while the LUXURY FAMILY BATHROOM boasts a freestanding bath, twin basins, and a walk-in shower. A separate UTILITY ROOM adds to the home's practicality.

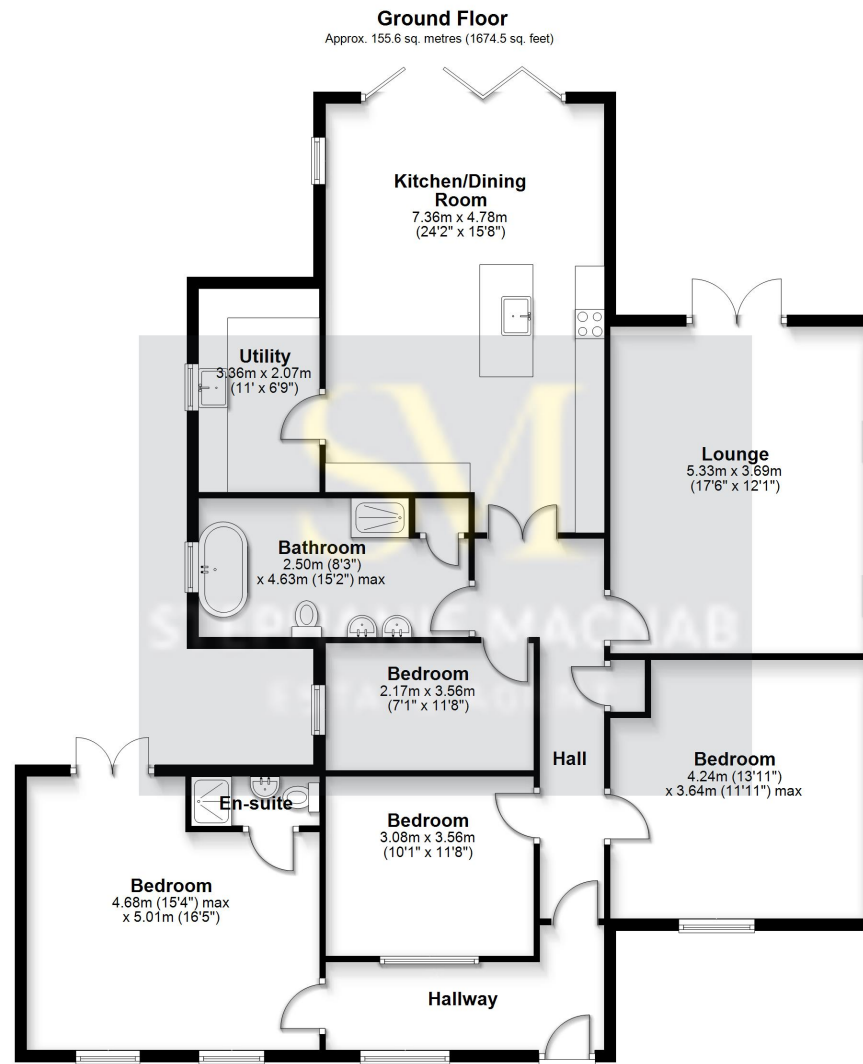
Externally, the property enjoys a wide frontage with OFF-ROAD PARKING FOR SEVERAL VEHICLES OR A MOTORHOME. The GOOD-SIZED REAR GARDEN provides ample outdoor space for relaxing or entertaining. The location directly opposite LARKHILL LANE FIELDS offers STUNNING OPEN VIEWS AND BEAUTIFUL WALKS THROUGH THE PINWOODS AND TO THE BEACH, making this an exceptional lifestyle purchase.

Available WITH NO ONWARD CHAIN, this impressive home is ready to move into and enjoy.









Total area: approx. 155.6 sq. metres (1674.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	71	79
D		
(39-54)		
E		
(21-38)	71	79
F		
(1-20)	71	79
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC