



Orms Way, Formby,  
L37 3HX

**Offers Over £475,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## Chain-Free Detached Bungalow in a Quiet Cul-De-Sac

Nestled in a tranquil cul-de-sac in the heart of the village, this charming detached bungalow sits on a GENEROUS PLOT of approximately 0.19 acres. Offering WELL-PRESENTED ACCOMMODATION and a practical layout, this property is perfect for those seeking a peaceful and convenient lifestyle.

### Accommodation:

- A welcoming ENTRANCE HALL leading to:
- A spacious L-shaped LOUNGE/DINING AREA with direct access to the wraparound gardens, ideal for relaxing or entertaining
- A bright and functional KITCHEN, complemented by the added convenience of a UTILITY ROOM
- THREE GOOD-SIZED BEDROOMS, perfect for family living or flexible use
- A stylish and modern BATHROOM SUITE

### Outside:

The beautifully MAINTAINED GARDENS WRAP AROUND the property, creating a peaceful outdoor retreat. Practical features include OFF-ROAD PARKING, a DETACHED GARAGE, and a CARPORT, catering to multiple vehicles with ease.

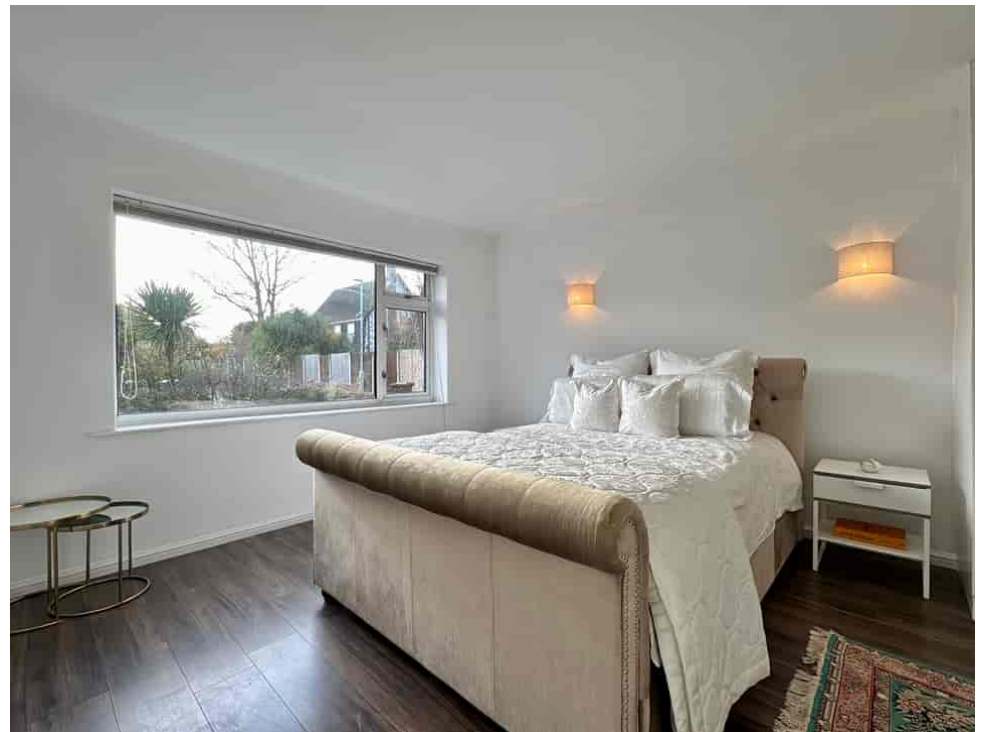
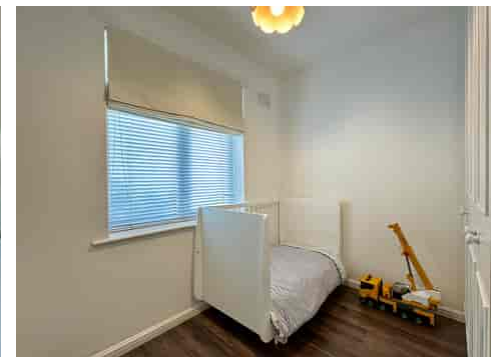
Offered chain-free, this bungalow provides a fantastic opportunity for a hassle-free move.

Don't miss out! Call 01794 516 626 to arrange your viewing today.











## Ground Floor

Approx. 126.3 sq. metres (1360.0 sq. feet)



Total area: approx. 126.3 sq. metres (1360.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	59	76		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				