



Ryeground Lane,  
Formby, L37 7EQ

£375,000

SM

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ESTATE AGENT

## EXCITING DEVELOPMENT OPPORTUNITY

This DETACHED BUNGALOW, set at the end of a long private driveway, offers a secluded and peaceful retreat while still being conveniently located. Sitting on a GENEROUS FREEHOLD PLOT of 0.34 acres, the property provides 1,446 sq. ft. of living space and is brimming with POTENTIAL for modernisation or REDEVELOPMENT (subject to planning permission).

Whether you're looking to renovate and create your ideal home or explore the potential for a custom build, this property offers endless possibilities.

The current layout includes:

- A dining hall and lounge overlooking the garden
- Kitchen
- Four bedrooms
- A bathroom and a separate WC

Externally, there is OFF-ROAD PARKING for several vehicles, a GARAGE, and EXPANSIVE GARDENS, offering plenty of space for landscaping, gardening, or even extending.

With NO ONWARD CHAIN, this is a fantastic opportunity for someone ready to write the next chapter of this property's story.

Call now to arrange a viewing and explore the potential.





### Ground Floor

Approx. 134.4 sq. metres (1446.5 sq. feet)



Total area: approx. 134.4 sq. metres (1446.5 sq. feet)

Plan produced using PlanUp.

