



Birkey Lane, Formby,  
L37 4BU

**Offers Over £300,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Are you looking for a BUNGALOW, is a DETACHED property preferred? Well look no further, we have just the property...

This property offers a blank canvas for the new owner to create their home. The bungalow is very spacious and comprises an entrance porch that leads into the hall, an L-shape lounge diner that opens into the conservatory, kitchen/breakfast room, and a utility room beyond. There are TWO DOUBLE BEDROOMS and a walk-in WETROOM.

Outside, the front is low maintenance and offers there is ample OFF-ROAD parking and GARAGE. The rear garden is enclosed.

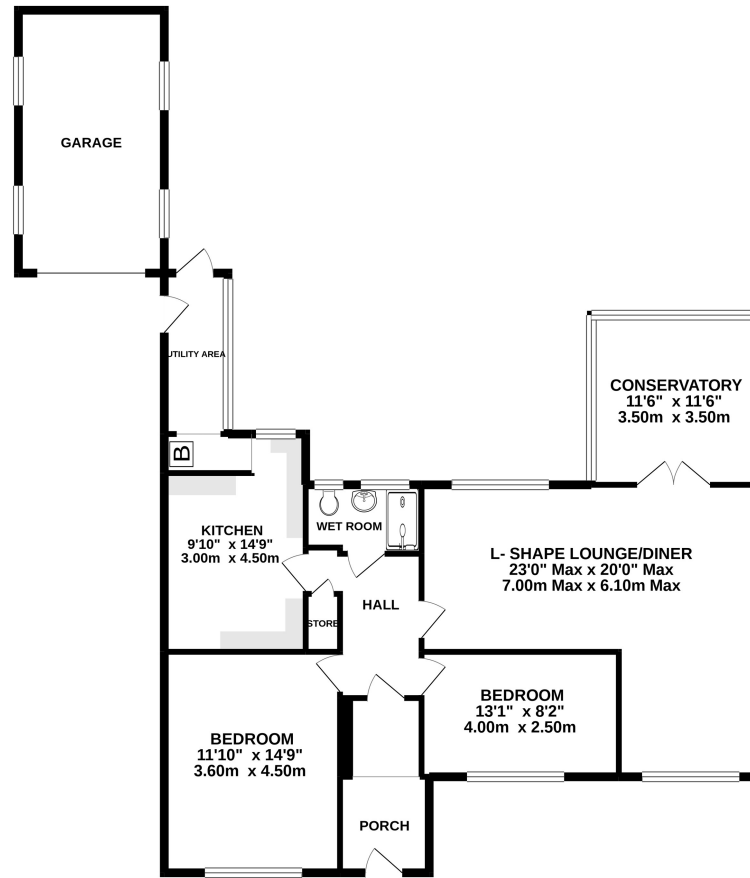
The property is also within walking distance of the Village.

There is NO ONWARD CHAIN. Call to view 01704 516 626 - find us on Facebook and Instagram.





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

