



Liverpool Road,
Formby, L37 4BR

£360,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Situated within a highly popular location, this recently renovated 2-bedroom detached bungalow beckons with a perfect blend of contemporary comfort and strategic accessibility. Just a stone's throw away from the charming Formby village, local transport links, and essential amenities, this residence promises a lifestyle of convenience and tranquillity.

Step through the entrance and be greeted by a spacious lounge bathed in natural light, featuring French doors that open seamlessly to the rear garden. This inviting space is ideal for both intimate gatherings and relaxed moments, offering a harmonious connection between indoor and outdoor living.

The allure of this bungalow extends beyond the lounge, with a newly fitted shower room exuding a modern aesthetic and a new, thoughtfully designed kitchen that caters to both culinary enthusiasts and practicality seekers alike. The kitchen is equipped with contemporary amenities, ensuring a seamless and enjoyable cooking experience.

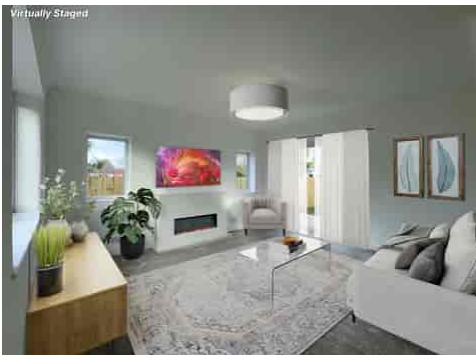
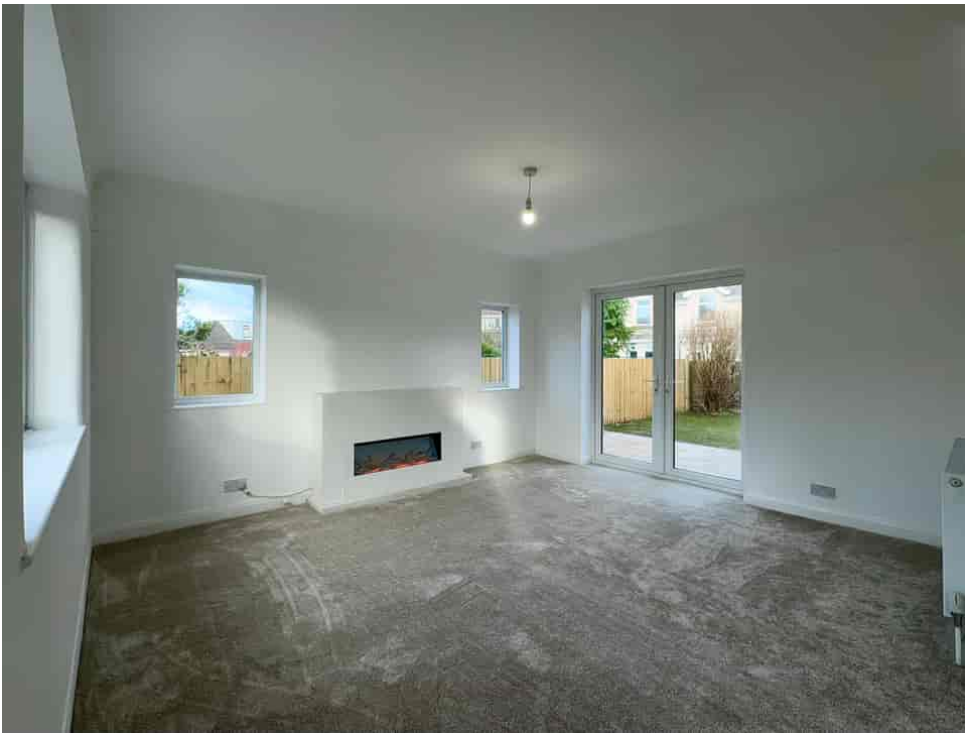
The accommodation further comprises two well-proportioned bedrooms, providing flexibility for a variety of living arrangements. Whether you are upsizing or downsizing to savour a more manageable space, these bedrooms offer versatility and comfort.

As you step outside, be greeted by newly landscaped gardens that envelop the property, both to the front and rear. Deliberately planned for ease of maintenance, these outdoor spaces provide a serene backdrop to your daily life. Additionally, ample off-road parking, conveniently accessed at the rear, ensures that parking concerns become a thing of the past.

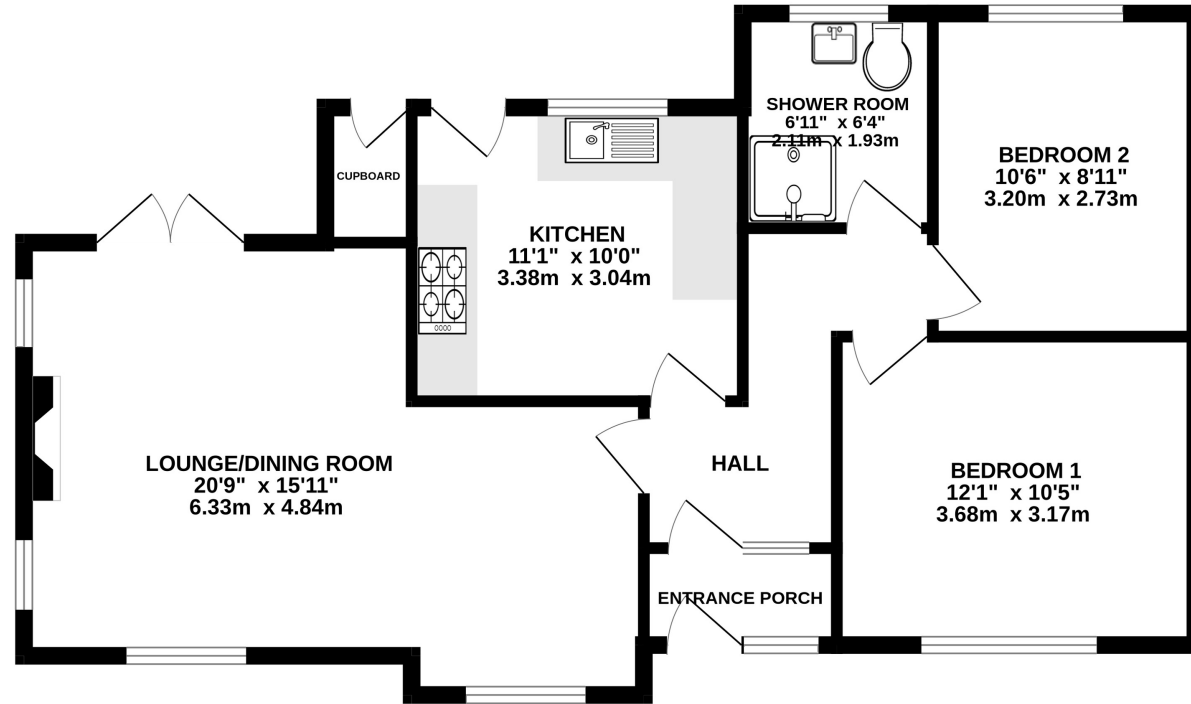
Offering a turnkey solution to those seeking a swift transition, this charming bungalow is sensibly priced and we don't expect it to be around for long.

Seize the chance to explore this meticulously renovated home by calling us at 01704 516 626 to arrange an early viewing. For updates on this property and more, follow us on Facebook and Instagram. Your dream home may be just a phone call away





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+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

