



Bushbys Park, Formby,
L37 2EF

OFFERS OVER
£380,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set within a desirable residential crescent, this DETACHED BUNGALOW occupies a convenient yet peaceful position within easy reach of Formby village and the railway station. Offering well-balanced single-storey accommodation extending to approximately 1,200 sq ft, the property presents an excellent opportunity for buyers seeking space, comfort and scope to personalise.

The accommodation is arranged around a central ENTRANCE HALL, providing access to all principal rooms. To the rear of the property is a generous LOUNGE overlooking the garden, featuring a traditional fireplace and forming a comfortable main living space. From here, doors lead through to an impressive CONSERVATORY which is currently arranged as a DINING AREA, enjoying a pleasant outlook over the REAR GARDEN and providing an excellent space for entertaining.

The conservatory in turn gives access to a useful back porch, providing a practical transition space to the garden. The KITCHEN is positioned off the hallway and is fitted with a range of units, offering clear potential for modernisation or reconfiguration to suit individual requirements. There are THREE BEDROOMS, all well-proportioned, served by a modern SHOWER ROOM.

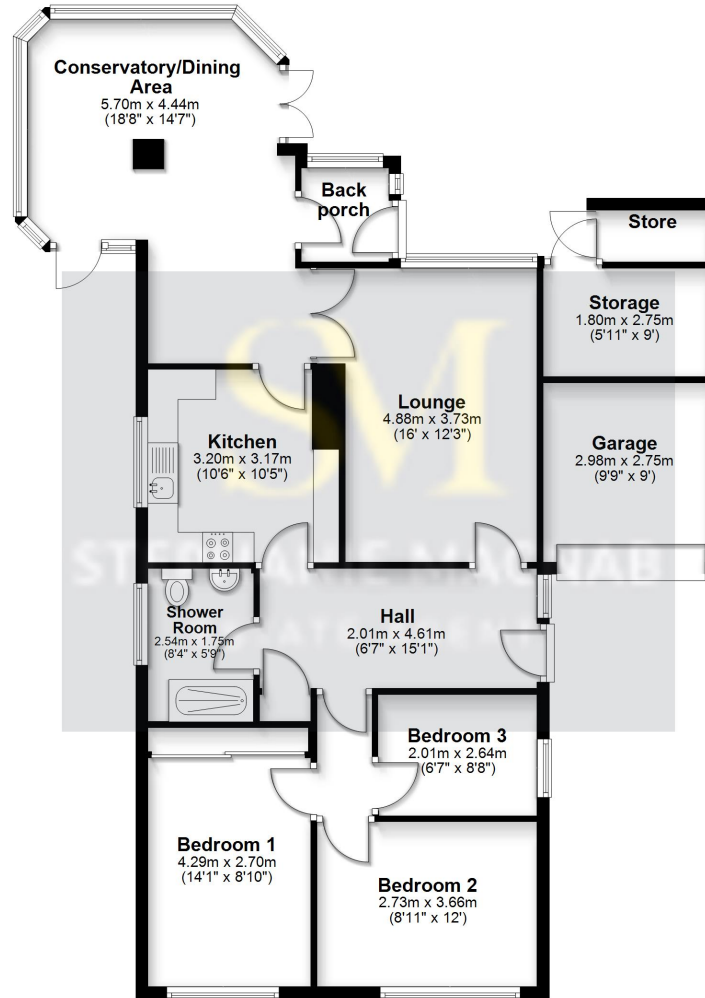
Externally, the property benefits from OFF-ROAD PARKING, a garage store with adjoining rear storage, and established front and rear gardens offering privacy and scope for landscaping. The MAIN ROOF WAS REPLACED IN 2023, and there is a LOFT WITH LADDER ACCESS AND PART-BOARDING, providing useful additional storage. Offered with NO ONWARD CHAIN, early viewing is strongly recommended.





Ground Floor

Approx. 111.7 sq. metres (1202.2 sq. feet)



Total area: approx. 111.7 sq. metres (1202.2 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

