



Wicks Crescent,  
Formby, L37 1PD

**£450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

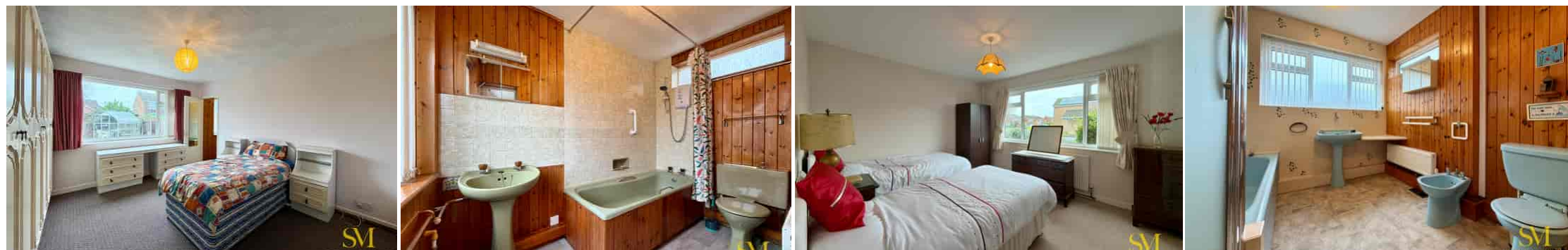
Tucked away in one of Formby's most desirable residential spots, this DETACHED BUNGALOW offers an exciting opportunity to create a stylish, bespoke home in a peaceful and highly convenient setting. Just a stone's throw from LARKHILL LANE FIELDS and the NATIONAL TRUST PINWOODS, the location is ideal for dog walkers and nature lovers — quiet and leafy, yet only a short distance from shops, buses and the village centre.

The property has already been EXTENDED, resulting in a generous and well-balanced layout with the main living spaces orientated to enjoy the WEST-FACING REAR GARDEN. A bright ENTRANCE HALL leads into the superb LOUNGE/DINER, stretching to almost 26 feet. This versatile space features a classic fireplace and WIDE SLIDING DOORS that frame garden views and open directly into the conservatory.

Running the full width of the lounge, the CONSERVATORY provides an excellent second reception room — bathed in natural light, perfect for relaxing, hobbies, entertaining or simply enjoying the outlook. The KITCHEN is currently positioned to the front with a practical U-shaped layout, neutral cabinetry and large window, offering fantastic scope for a modern redesign or open-plan transformation.

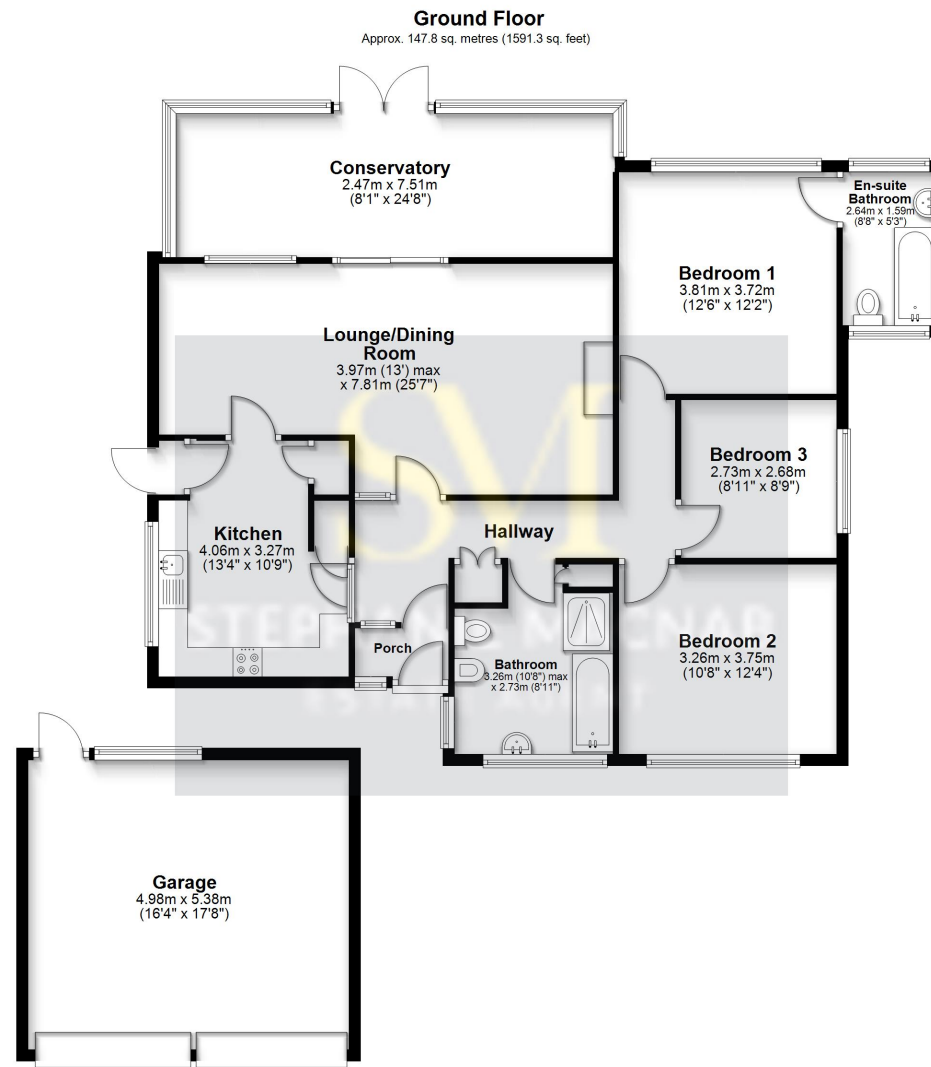
There are THREE GOOD-SIZED BEDROOMS, including a generous main bedroom with EN-SUITE SHOWER ROOM, plus a larger-than-average FAMILY BATHROOM which could easily be reconfigured into a contemporary luxury suite. The entire footprint provides a BLANK CANVAS for those wishing to enhance, remodel, or even extend further.

Outside, the bungalow sits on a GOOD-SIZED PLOT with an enclosed garden enjoying late-afternoon and evening sunshine — ideal for summer dining and gardening enthusiasts. There is OFF-ROAD PARKING for two cars along with a DOUBLE GARAGE. With NO ONWARD CHAIN, motivated buyers can move swiftly and start making this home their own.









Total area: approx. 147.8 sq. metres (1591.3 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC





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