



Harington Road,
Formby, L37 1PY

**OFFERS OVER
£350,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

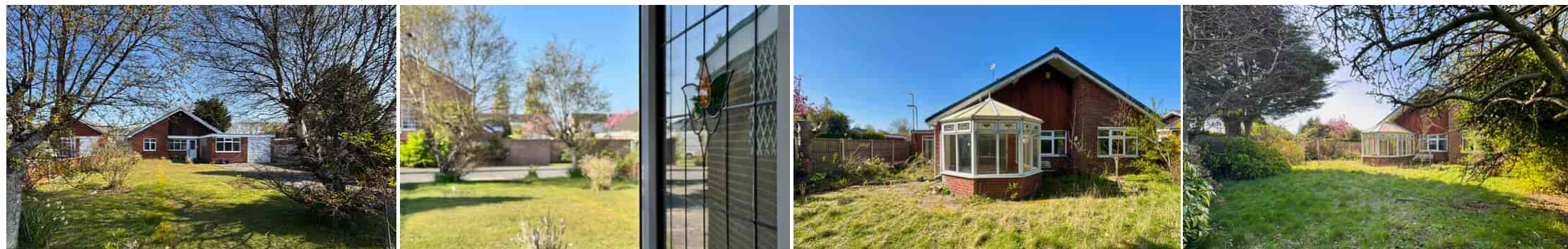
DETACHED BUNGALOW WITH HUGE POTENTIAL ON A GENEROUS PLOT

Tucked away on a popular residential road and set well back from the pavement behind a sweeping front garden and driveway, this EXTENDED DETACHED BUNGALOW offers an exciting opportunity for buyers seeking SPACE, PRIVACY, AND POTENTIAL. Occupying a SUBSTANTIAL 0.17-ACRE PLOT, the property provides scope to extend, redesign, or fully modernise to create a bespoke home.

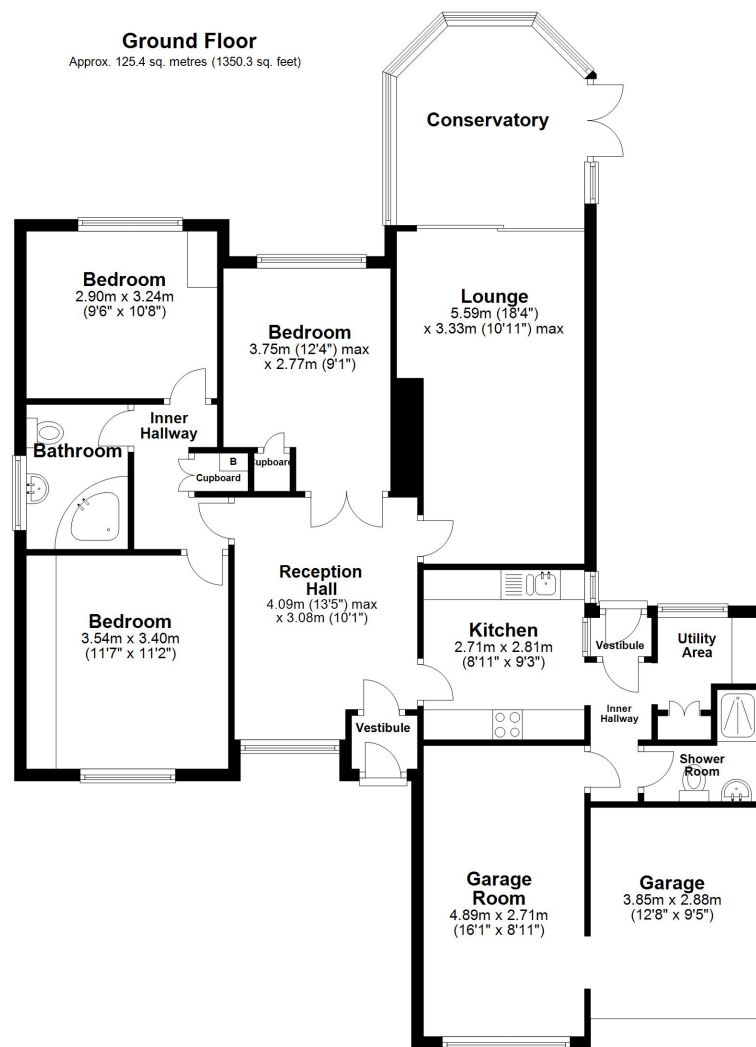
Inside, the accommodation includes a spacious RECEPTION HALL, THREE WELL-PROPORTIONED BEDROOMS, and TWO BATHROOMS. The KITCHEN is supported by a separate UTILITY AREA, and the large LOUNGE opens directly into the conservatory with views over the garden. TWO GARAGES and a generous frontage complete the footprint.

Outside, the REAR GARDEN OFFERS EXCELLENT PRIVACY, framed by mature trees and planting. The home benefits from a MODERN VAILLANT COMBINATION BOILER (APPROX. 2 YEARS OLD) and is offered with VACANT POSSESSION AND NO ONWARD CHAIN.

Whether you're looking to transform, extend or simply put your stamp on a detached home in a sought-after spot—this property is BRIMMING WITH OPPORTUNITY.







Total area: approx. 125.4 sq. metres (1350.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC

