



Walker Close,
Formby, L37 4DH

Offers Over £260,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to Walker Close, Formby! Situated just off the popular Raven Meols Lane, this three-bedroom semi-detached bungalow presents a wonderful opportunity for the right buyer. With its convenient location and potential for renovation, this property has plenty to offer.

Calling all buyers with a vision! This property is in need of some TLC, making it a perfect project for those looking to create their dream home. Embrace the opportunity to bring this bungalow to life and add your personal touch.

Step inside to discover a spacious front lounge, providing a comfortable space for relaxation and socialising. With ample natural light, this room creates a warm and inviting ambience, ideal for spending quality time with loved ones.

The good-sized kitchen offers plenty of room to design a functional and stylish cooking area. Put your imagination to work and envision the perfect kitchen layout that suits your needs and preferences.

The floorplan provided shows how the rooms flow and let your imagination run wild with the possibilities.

The property features gardens at the front and rear, offering the potential to create a pleasant outdoor retreat. Whether you're a gardening enthusiast or simply enjoy spending time outside, these areas can be transformed into charming spaces to relax and enjoy.

Conveniently located, this property provides easy access to local amenities, from schools to shops and recreational facilities. Everything you require is within easy reach.

Take advantage of this fantastic opportunity to purchase a property with renovation potential in Walker Close, Formby. Don't miss out on the chance to shape this bungalow into your ideal home. Act now and turn this property into a reflection of your personal style and taste.

Available FREEHOLD and with NO onward chain, perfect for the cash buyer.

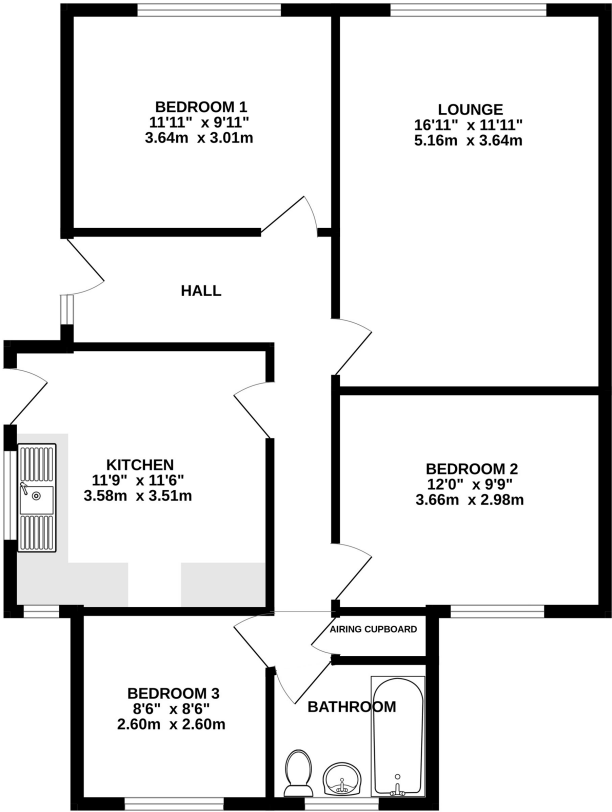
Call 01704 516 626 to arrange a viewing.

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GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

