



Brooks Road, Formby,
L37 2JL

Offers Over £375,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to Brooks Road, where this SPACIOUS and IMPROVED SEMI-DETACHED DORMER BUNGALOW offers exceptional KERB APPEAL and a host of desirable features. Upon arrival, you'll be impressed by the AMPLE OFF-ROAD PARKING, which is perfect for several vehicles, a caravan, or a motorhome. The property also includes a CARPORT providing convenient coverage between the house and the GARAGE.

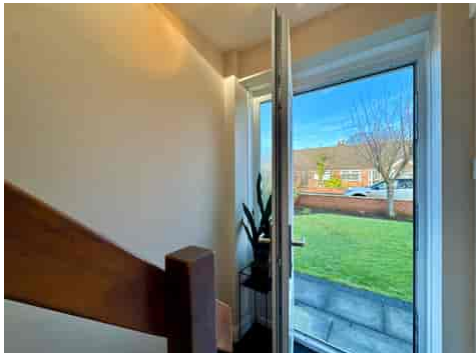
Inside, the bungalow boasts a generous gross internal area exceeding 1,700 sq ft, as illustrated in the FLOORPLAN. The ground floor includes an ENTRANCE HALL, TWO FRONT-FACING BEDROOMS, and a MODERNISED SHOWER ROOM. The DINING AREA seamlessly opens into the EXTENDED LOUNGE, offering a lovely view of the SOUTH-FACING REAR GARDEN, while the KITCHEN combines practicality with a contemporary design. Upstairs, there are TWO ADDITIONAL BEDROOMS and a SECOND updated SHOWER ROOM, adding further versatility to the layout.

Set on a generous 0.11-acre plot, the SOUTH-FACING REAR GARDEN is a STANDOUT FEATURE. This outdoor space includes a BESPOKE-BUILT, insulated SUMMER HOUSE with a media wall, perfect for relaxing in the evening sun, working from home, or even as a home gym.

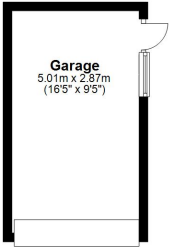
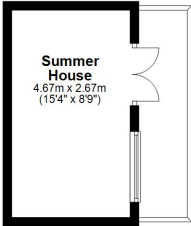
RECENT IMPROVEMENTS to the property include a NEW MAIN ROOF, a PORCELAIN-TILED PATIO, and the SUMMER HOUSE, enhancing its overall appeal.

This remarkable property is truly a gem and is sure to generate significant interest. Don't miss out—call us today to arrange your viewing on 01704 516 626.

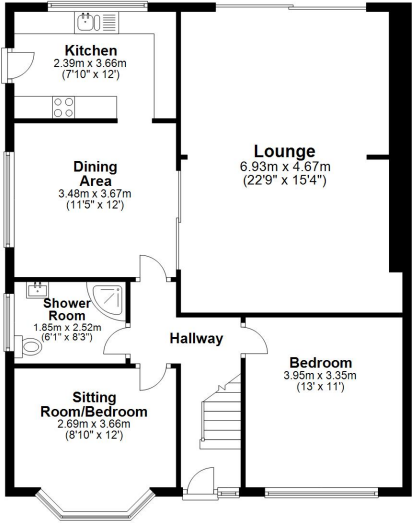








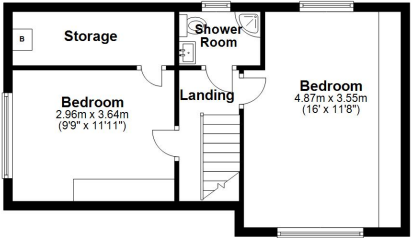
Ground Floor
Approx. 121.7 sq. metres (1310.1 sq. feet)



Total area: approx. 161.2 sq. metres (1735.3 sq. feet)

Plan produced using PlanUp.

First Floor
Approx. 39.5 sq. metres (425.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	63	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	63	82
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	