



Raven Meols Lane,  
Formby, L37 4DQ

**OFFERS OVER**  
**£375,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



## CHARMING SEMI-DETACHED BUNGALOW with STUNNING GARDENS

This delightful semi-detached bungalow exudes KERB APPEAL, offering just a glimpse of the charm that lies within. Lovingly maintained by the current owners for over 20 years, the home has undergone thoughtful improvements, including a stylish FIRST-FLOOR EXTENSION completed by renowned local builder Mike Truman. Not only does this extension enhance the living space, but it also blends beautifully with the property's exterior.

The well-designed FLOORPLAN offers a comfortable and versatile layout. Upon entering, you are welcomed by a bright HALLWAY leading to the spacious LOUNGE at the rear, which opens into a conservatory—perfect for enjoying views of the stunning back garden.

The BREAKFAST KITCHEN flows seamlessly into the DINING ROOM, creating an ideal space for entertaining. (Please note: the dining room was originally a bedroom and can easily be converted back if desired.) The UTILITY ROOM is a useful space at the rear of the GARAGE.

The MAIN BEDROOM features fitted wardrobes and is conveniently located near the spacious BATHROOM, complete with both a bath and a WALK-IN SHOWER.

Upstairs, a bright landing leads to a FURTHER BEDROOM, a SHOWER ROOM, and a cosy OFFICE SPACE (with some restricted headroom).

One of the STANDOUT FEATURES of this home is the beautiful, MATURE REAR GARDEN. SOUTH-FACING and generously sized, it is a true haven for nature lovers, attracting a variety of birds and even red squirrels. This sunny outdoor space is perfect for relaxing or gardening, offering peace and tranquillity.

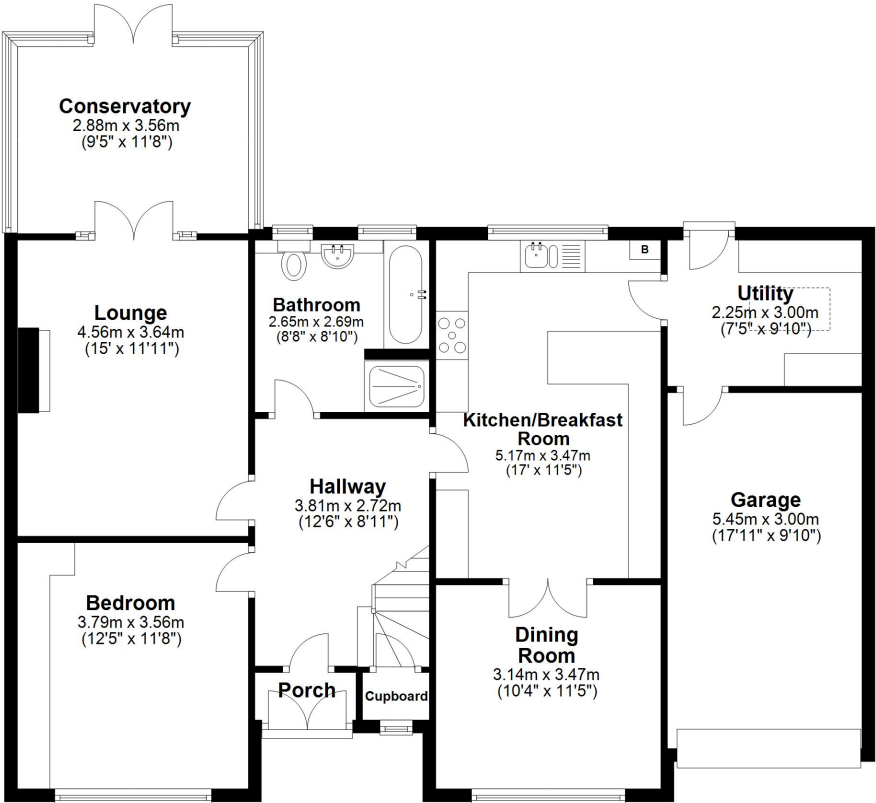
Don't miss the opportunity to view this unique property and make it your own!





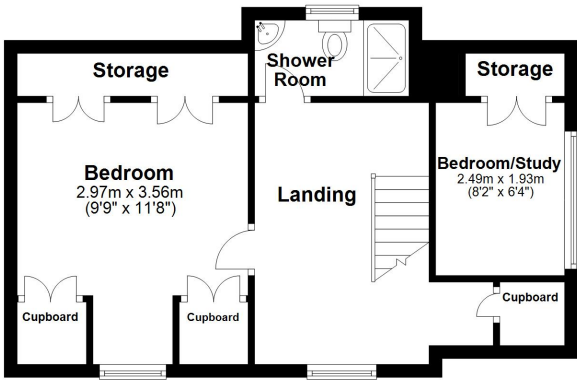
### Ground Floor

Approx. 115.9 sq. metres (1247.5 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 156.7 sq. metres (1687.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	80
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



