



Orms Way, Formby,
L37 3HX

OFFERS OVER
£385,000

SM

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Tucked away in a QUIET CUL-DE-SAC right in the heart of the village, this DETACHED BUNGALOW offers well-balanced accommodation in a highly convenient setting. The property sits in a generous plot with gardens to both front and rear, together with a driveway and GARAGE, making it an attractive prospect for buyers seeking a home within easy reach of village amenities.

The accommodation is arranged around a WELCOMING HALLWAY and includes a bright and spacious LOUNGE with dual-aspect windows and a feature fireplace, creating a comfortable and inviting reception space. The well-planned KITCHEN/DINER enjoys views over the garden and provides ample space for everyday dining, while a further room adjoining the kitchen is ideally suited as a HOME OFFICE, hobby area, or utility room.

There are TWO DOUBLE BEDROOMS, each of generous proportions, complemented by a modern SHOWER ROOM. In addition, a substantial loft space provides excellent storage and adds valuable flexibility to the home.

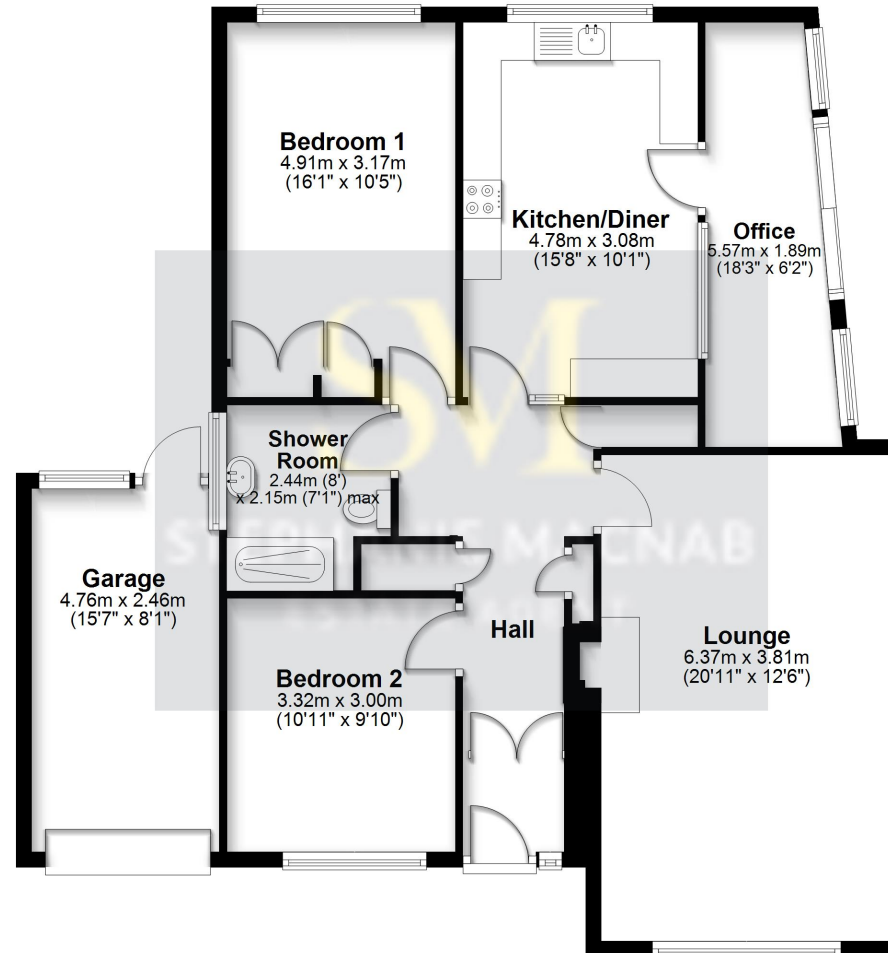
Externally, the property has a mature rear garden offering privacy and space for outdoor entertaining, with the added advantage of a GARAGE and driveway to the front. With its enviable location, versatile layout, and easy access to the village centre, this home combines comfort, convenience, and charm.





Ground Floor

Approx. 106.4 sq. metres (1145.7 sq. feet)



Total area: approx. 106.4 sq. metres (1145.7 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
EU Directive 2002/91/EC		
England, Scotland & Wales		

