



Watchyard Lane,
Formby, L37 3JT

£220,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing this SEMI-DETACHED BUNGALOW, perfectly positioned close to the Village and the bus stop for the circular service. Convenience and accessibility are at the forefront of this property's location.

With a well-thought-out FLOOR PLAN and a well-proportioned plot, it's a place where comfort and practicality meet.

The REAR LOUNGE seamlessly connects to a CONSERVATORY, creating a delightful transition between indoor and outdoor living. The adjacent KITCHEN ensures that meal preparation is a breeze.

This property has TWO BEDROOMS, and the practicality of the SHOWER ROOM is evident, equipped with modern amenities for your everyday convenience.

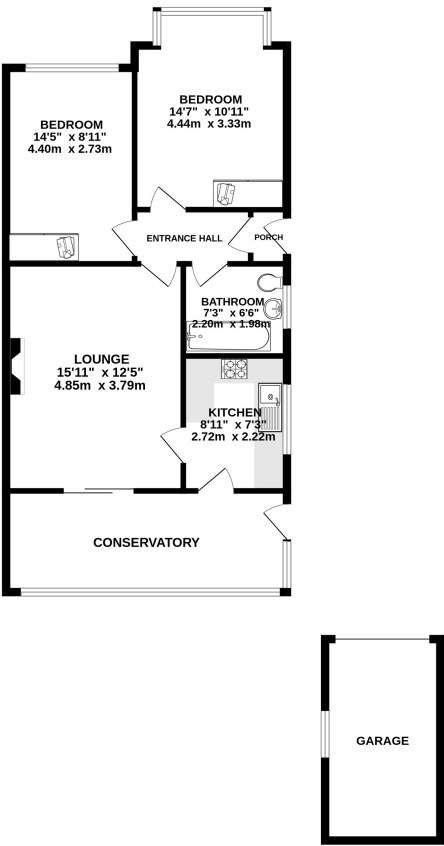
Outside, you'll find both front and rear GARDENS, ideal for green thumbs and outdoor enthusiasts. OFF-ROAD PARKING leads to the GARAGE, providing secure storage for your vehicles or extra belongings.

It's important to note that this property is in NEED OF MODERNISATION, a fact that has already been taken into account in its pricing. This presents a unique opportunity for you to put your personal touch on this bungalow and make it truly your own.

An attractive feature of this offering is that it comes with NO ONWARD CHAIN, simplifying the buying process and allowing you to make this charming bungalow your home sooner. Don't miss the chance to explore the potential of this property. Contact us today to schedule a viewing and experience first-hand the possibilities it holds.



GROUND FLOOR



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+) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		