



Buckingham Grove,
Formby, L37 6ET

Offers Over £440,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A detached true bungalow that offers a wealth of living space and the floorplan extends to almost 2,500 sq ft internally, sat on an impressive 0.23 of an acre.

The property has been a much-loved family home for many years and is now ready for new owners to make their own mark. Take a look over the floor plan and imagine the possibilities of remodelling this ample space. Need even more space? The plot is large enough to take an extension if required, subject to planning, of course!

The existing accommodation is flexible and would suit a variety of buyers from those with a large family to those requiring multi-generational living, and briefly comprises - entrance hall, master bedroom with ensuite bathroom, three further bedrooms, large shower room, kitchen with utility room off, front lounge, dining room and a rear entertaining room that has variously housed a bar, full-size snooker table and gym to name but a few. The rear reception room opens out into the rear garden offering great entertaining space or maybe even that open-plan kitchen/diner that you have dreamt about?

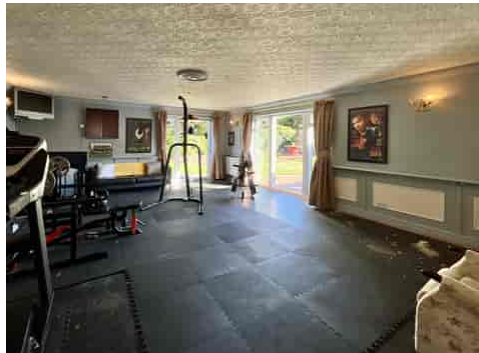
Outside, there is significant off-road parking to the front and a detached brick-built garage with an enclosed garden to the rear.

The property is FREEHOLD.

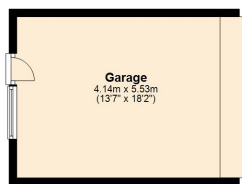
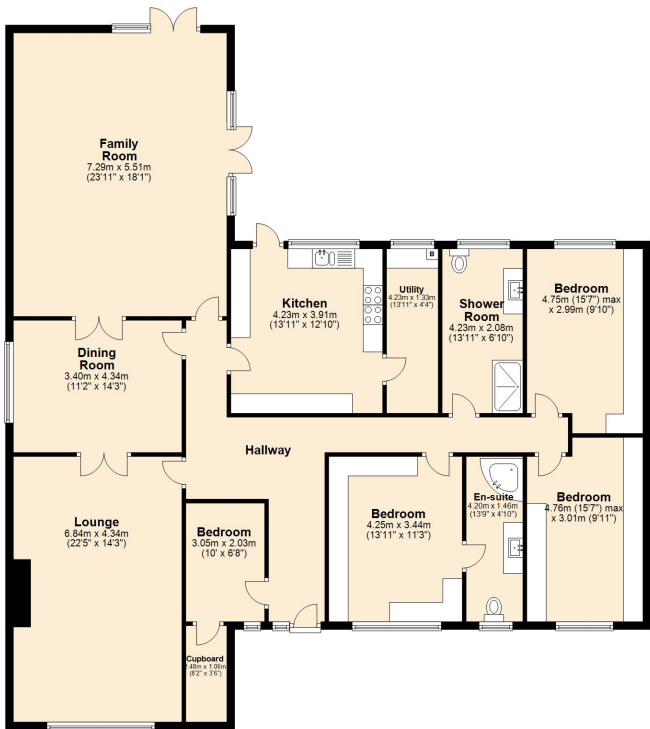
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Ground Floor
Approx. 229.7 sq. metres (2472.5 sq. feet)



Total area: approx. 229.7 sq. metres (2472.5 sq. feet)

Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

