



Whalley Drive, Formby,
L37 8EB

**OFFERS OVER
£220,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This well-presented FREEHOLD BUNGALOW enjoys a peaceful position on a popular residential road, within easy reach of Formby village, transport links and local amenities. Owned by the same family for over 35 years and now offered with NO ONWARD CHAIN, it represents an excellent opportunity for those seeking single-level living in a quiet yet convenient location.

The accommodation extends to around 603 sq.ft and is well laid out, featuring an ENTRANCE HALL, a spacious LOUNGE with feature fireplace, and a bright KITCHEN with direct access to the garden. Off the hallway are TWO GOOD-SIZED BEDROOMS, both with pleasant aspects, and a pleasant BATHROOM with a white suite. The loft houses a Worcester combi boiler, which still has approximately five years remaining on the warranty.

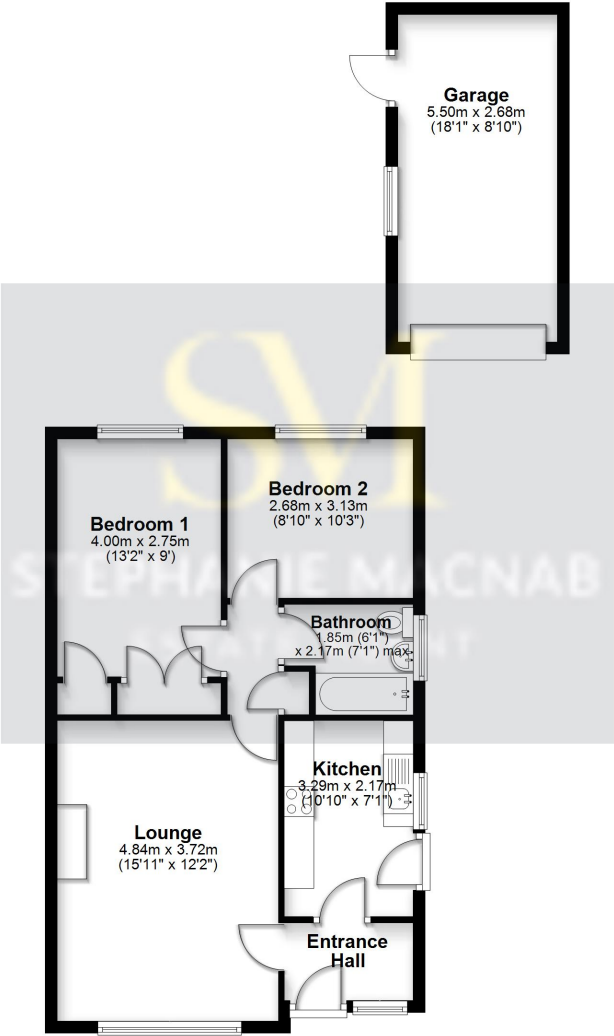
Externally, the property enjoys a LOVELY REAR GARDEN—mainly laid to lawn with a paved patio—offering good privacy and afternoon sun. A long driveway provides OFF-ROAD PARKING and leads to a detached single GARAGE. The front garden adds further kerb appeal and could be adapted for additional parking if required.

Neutrally decorated throughout and ready to move into, this bungalow offers plenty of potential to personalise or extend (subject to consents), and is sure to appeal to downsizers and buyers looking for an easily managed home in a sought-after area.





Ground Floor



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	70	87
(81-91) B		
(69-80) C		
(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 

