



Argarmeols Road,  
Formby, L37 7BY

**Offers Over £335,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



This BUNGALOW will certainly tick a lot of boxes for buyers, occupying an enviable spot on Argarmeols Road, within walking distance of Freshfield Station and ever popular Freshfield Public House.

The property has been tastefully refurbished by the current owner, with ample off street car parking and easily maintained gardens, moving into this home will be an absolute delight.

The accommodation flows effortlessly from the front of the home, through to the dining room and lounge, which is definitely the heart of the home.

A rear kitchen overlooks the SOUTH facing garden, with patio doors from the lounge to the sun room/conservatory, the perfect space for everyday life and entertaining family and friends.

There are TWO DOUBLE BEDROOMS at the front of the ground floor and a combined BATH & SHOWER ROOM.

Upstairs, there is the THIRD BEDROOM and SHOWER ROOM.

The driveway provides OFF-ROAD parking for several cars and leads to the rear GARAGE.

The enclosed rear garden is both pleasant and low-maintained with a sunny SOUTH-facing aspect.

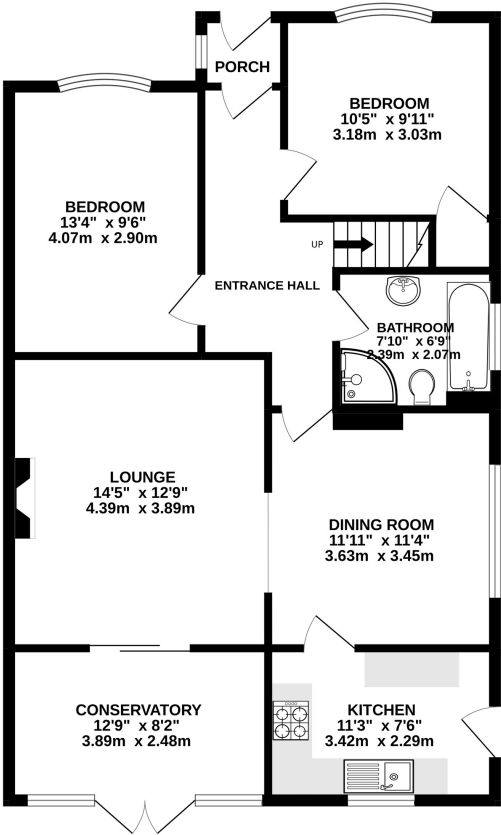
I doubt this property will be available long. So, call for a viewing to avoid disappointment - 01704 516 626

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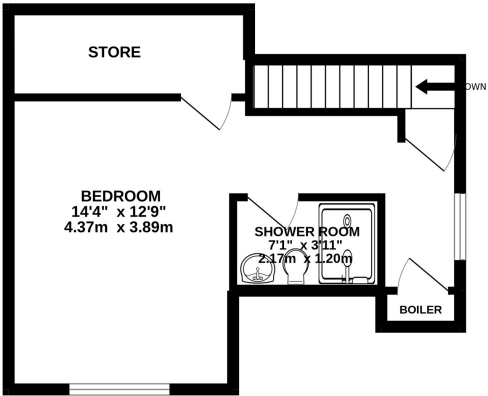




GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC



