



Paradise Lane, Formby,
L37 7EJ

Offers Over £375,000

SM

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ESTATE AGENT

This DETACHED BUNGALOW, situated on a charming tree-lined road, offers a rare opportunity for those with a vision. In need of modernisation, the property has already been extended, providing over 1,300 sq. ft. of generous living space on a GOOD-SIZED PLOT measuring 0.18 of an acre.

Whether you're looking to RENOVATE and craft your dream bungalow or considering REDEVELOPMENT to build a custom home, the potential here is immense (subject to planning permission).

The current layout includes two reception rooms, with the rear lounge offering views of the large garden, a kitchen, two bedrooms, and two shower rooms.

Outside, there's OFF-ROAD PARKING for several vehicles, a GARAGE, and a LARGE REAR GARDEN that provides a peaceful retreat with plenty of room for landscaping, gardening, or even further extensions if desired.

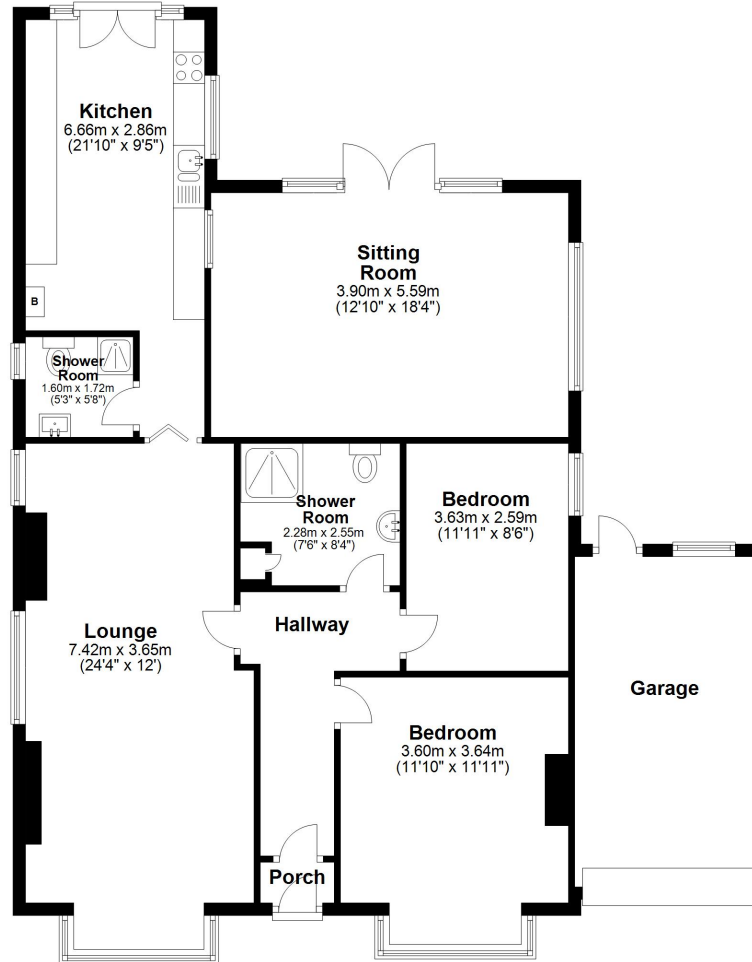
With NO ONWARD CHAIN, this property is ready for its next chapter. Call to arrange a viewing.





Ground Floor

Approx. 123.4 sq. metres (1328.3 sq. feet)



Total area: approx. 123.4 sq. metres (1328.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		72	82

EU Directive 2002/91/EC

