



Old Town Lane,
Formby, L37 3HP

Offers Over £650,000

SM

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ESTATE AGENT

A TRULY STUNNING PROPERTY

This remarkable DETACHED TRUE BUNGALOW showcases a fusion of CONTEMPORARY LUXURY and EXCEPTIONAL CRAFTSMANSHIP. The current owners have meticulously transformed this residence into a MASTERPIECE of MODERN LIVING, marked by quality fittings and ELEGANT DESIGN.

Upon your arrival, you'll be greeted by ELECTRIC GATES, revealing ample parking for multiple vehicles, along with the convenience of a DOUBLE GARAGE.

As you step through the threshold, the ambiance of the property immediately captivates. The ENTRANCE HALL exudes an effortless sense of elegance, setting the stage for the journey that lies ahead. The LIVING ROOM, generously proportioned, beckons for memorable gatherings with family and friends. BI-FOLDING DOORS seamlessly connect this space to the porcelain patio area, creating a fluid indoor-outdoor living experience.

The KITCHEN, a creation by the renowned NEPTUNE, stands as a testament to the uncompromising standards of this reputable company. Immaculately integrated appliances and a state-of-the-art Quooker tap adorn this culinary haven. Adjacent, the practical UTILITY ROOM awaits your convenience.

The PRINCIPAL BEDROOM is a vision of serenity, complemented by a luxurious DRESSING ROOM and an EN-SUITE that sets new standards in comfort and style. The BESPOKE FURNITURE in the dressing room is a tasteful touch, and a discreet rising TV in the central island adds a dash of technological marvel. The SECOND BEDROOM is adaptable to your needs, whether you envision it as a cosy TV room or a productive STUDY – the choice is yours.

An interesting feature of this property is the separate WC, which is equipped with plumbing for an additional shower, adding an element of flexibility to the layout.

The overall PLOT of 0.21 of an ACRE and has a sunny SOUTH-FACING rear aspect. The gardens are immaculately maintained. Additionally, there is an outdoor toilet for added convenience and practicality.

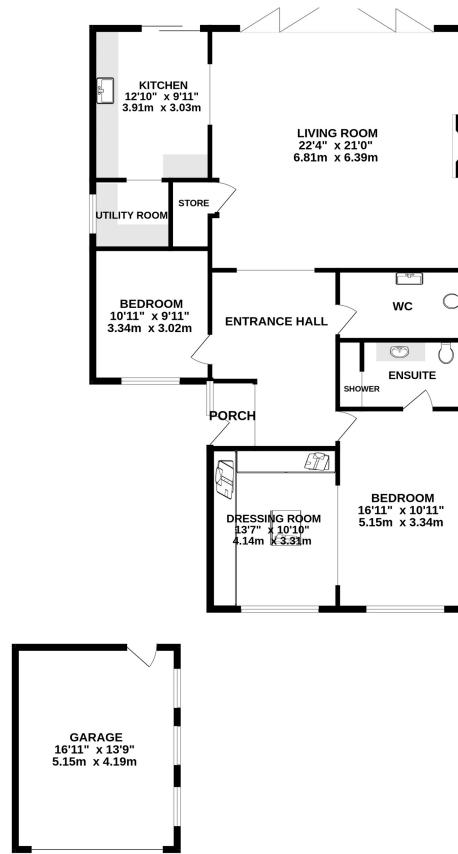
Perhaps one of the most compelling aspect of this extraordinary property is the ABSENCE OF AN ONWARD CHAIN, allowing for a seamless transition to your new dream home. To fully appreciate this PROPERTY, a viewing is not only recommended but essential. Don't miss this opportunity to make this truly stunning property your own.







GROUND FLOOR
1588 sq.ft. (147.5 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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	