



Paradise Lane, Formby,
L37 7EH

OFFERS OVER
£250,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A straightforward bungalow in a consistently popular location, offering clear, manageable accommodation with a SOUTH-WEST FACING REAR GARDEN, a REPLACEMENT COMBI BOILER (2025) and the benefit of NO ONWARD CHAIN. It's the sort of property that will appeal to those looking to downsize, simplify or take on something with scope to update over time.

The layout is simple and works well. An ENTRANCE HALL sits centrally and leads through to a FRONT-FACING LOUNGE with a pleasant outlook. To the rear, the KITCHEN overlooks the garden and provides direct access outside, making it practical for day-to-day use.

There are TWO BEDROOMS, both positioned off the main hall, along with a SHOWER ROOM which has been updated in a modern style. The accommodation is easy to navigate and lends itself well to single-level living.

Externally, the SOUTH-WEST FACING REAR GARDEN enjoys good afternoon and evening sun and is predominantly paved for low maintenance. There is also an OUTBUILDING providing useful STORAGE space. The front offers off-road parking and a neat approach.

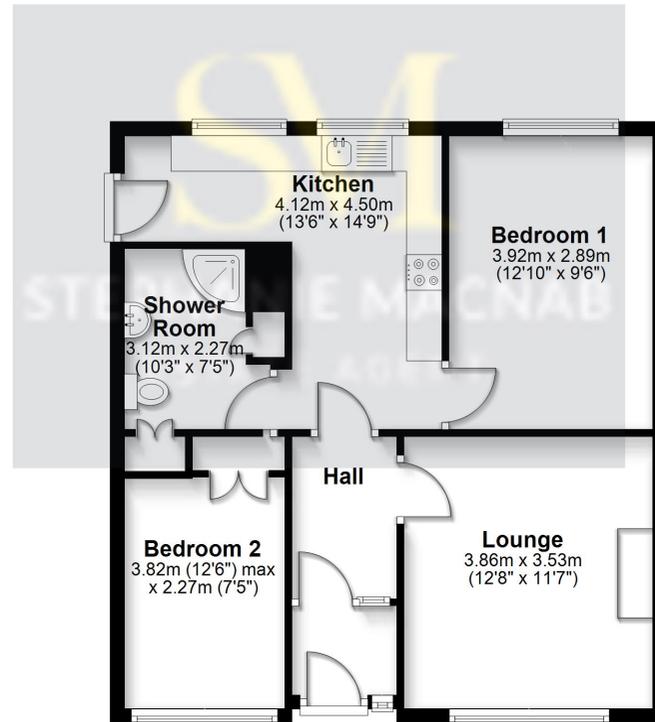
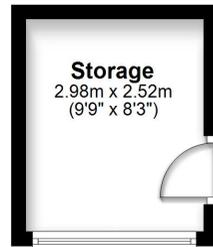
Offered with NO ONWARD CHAIN, the property is ready for a straightforward move and presents a solid opportunity in a reliable location.





Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
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	62	74
(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	

