



Bull Cop, Formby,
L37 8BY

OFFERS OVER
£260,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This well-presented three-bedroom semi-detached home is situated in a popular and sought-after residential part of Formby, close to highly regarded schools, transport links and local amenities. The property has been updated and maintained over the years and is offered with NO ONWARD CHAIN, making it a straightforward and appealing purchase.

The ground floor includes a recently constructed porch opening into a comfortable lounge with a bay window and a staircase rising to the first floor. To the rear, a spacious DINING KITCHEN with modern units and updated integrated appliances provides an excellent family space and leads directly into the CONSERVATORY, which enjoys views of the garden. Amtico flooring extends across much of the ground floor and into the conservatory, creating a stylish and practical finish.

The first floor offers THREE BEDROOMS, including two doubles, and a modern bathroom that has been recently updated. The home also benefits from uPVC double glazing, GAS CENTRAL HEATING, an insulated loft space and a professionally installed alarm system. Décor throughout is light and neutral, making the property ready to move straight into.

Externally, the house stands on a plot of around 0.05 acres with a WEST-FACING REAR GARDEN, mainly laid to lawn with a patio seating area and timber shed, with ample parking to the front drive, surrounded by lush greenery.

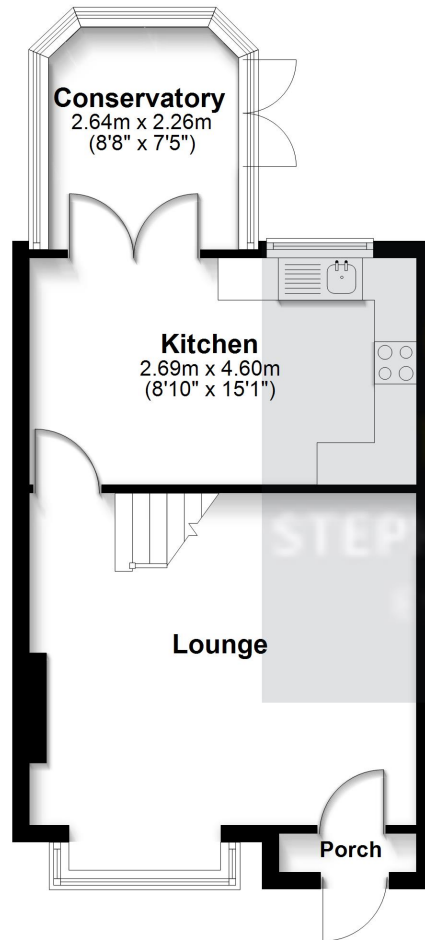
The location is conveniently close to Formby village and station, as well as the coast, beach, and dunes. Southport, Birkdale, Crosby and Liverpool city centre are all within easy reach, making this an excellent opportunity for families, commuters or downsizers alike.





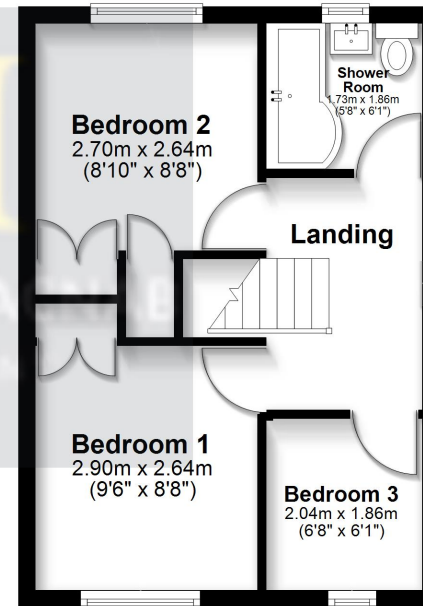
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 69.4 sq. metres (746.7 sq. feet)

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			77

