



Lingdales, Formby,
L37 7HA

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This beautifully presented DETACHED TRUE BUNGALOW, cherished by the same family for over twenty-five years, is nestled on a generous 0.15-acre FREEHOLD plot with a stunning SOUTH-FACING rear garden.

Step through the PORCH into a bright HALLWAY that opens up to a spacious L-shaped LOUNGE and DINING AREA, perfect for both relaxation and entertaining, complete with a charming feature fireplace. The MODERN KITCHEN is thoughtfully designed with integrated appliances, sleek granite work surfaces, and a stylish monochrome theme, all complemented by Karndean flooring that extends through the hall, lounge, second bedroom, and conservatory.

The large CONSERVATORY, bathed in natural light, offers picturesque views of the meticulously maintained garden with its neatly striped lawn. Regularly used and enjoyed by the current owner, the conservatory has been RECENTLY UPGRADED with a new frame, glazed roof, and replastering.

This lovely bungalow offers TWO BEDROOMS and an additional HOME OFFICE/OCCASIONAL BEDROOM. The main bedroom is equipped with elegant Sharpes fitted furniture, while the second bedroom features fitted wardrobes with stylish sliding doors. The RECENTLY RENOVATED SHOWER ROOM is both tasteful and functional, with Travertine tiling on the floor and walls, and includes a luxurious double walk-in shower enclosure.

The LOFT provides ample additional storage, accessible via a drop-down ladder from the bedroom/office, and houses a Worcester boiler, with part of the loft already boarded.

Additional features include OFF-ROAD PARKING and a GARAGE. Don't miss the opportunity to view this exceptional property—call 01704 516 626 to arrange a viewing today.





Ground Floor



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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	

