



Coniston Road, Formby,  
L37 2JS

**Offers Over £375,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



This absolutely STUNNING BUNGALOW is exceptional both inside and out, offering a blend of style, comfort, and elegance.

From the moment you arrive, the property's neat kerb appeal and beautiful gardens, adorned with lush grasses and fragrant lavender, welcome you to the front door. Stepping into the inviting ENTRANCE HALL, you'll be instantly captivated by the DELIGHTFUL OPEN-PLAN DINING KITCHEN. Flooded with natural light and overlooking the vibrant gardens, this kitchen was designed and fitted by the renowned local firm, Purple Kitchen.

The LOUNGE is perfect for cosy evenings spent watching TV in front of the fire, while the ORANGERY offers a peaceful spot for morning coffee or afternoon tea—whichever you prefer.

On the ground floor, you'll find TWO SPACIOUS DOUBLE BEDROOMS and a well-equipped SHOWER ROOM, making this home ideal for single-level living. The RECENTLY RENOVATED UPSTAIRS features a beautiful MAIN BEDROOM and a LUXURIOUS BATHROOM, providing a tranquil haven of relaxation.

The STANDOUT FEATURE of this property is the stunning wrap-around GARDENS, meticulously maintained and full of vibrant life throughout the seasons. These gardens have been a source of immense joy for the current owners and are sure to enchant you as well.

Outside, you'll find OFF-ROAD PARKING along with a GARAGE, providing convenience and security for your vehicles.

This is a property not to be missed! With NO ONWARD CHAIN, it's ready for you to call home.

Call 01704 516 626 to arrange your viewing today.





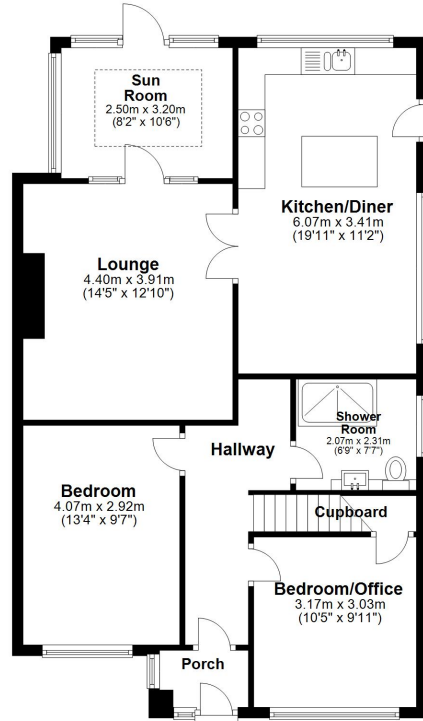
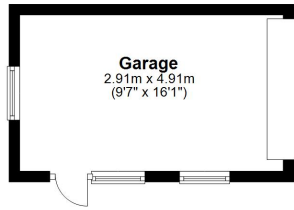






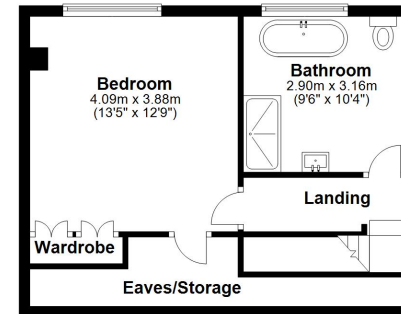
### Ground Floor

Approx. 100.7 sq. metres (1083.4 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 139.2 sq. metres (1498.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		70	82

EU Directive 2002/91/EC