



Brows Lane, Formby,  
L37 3HY

**Offers Over £450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



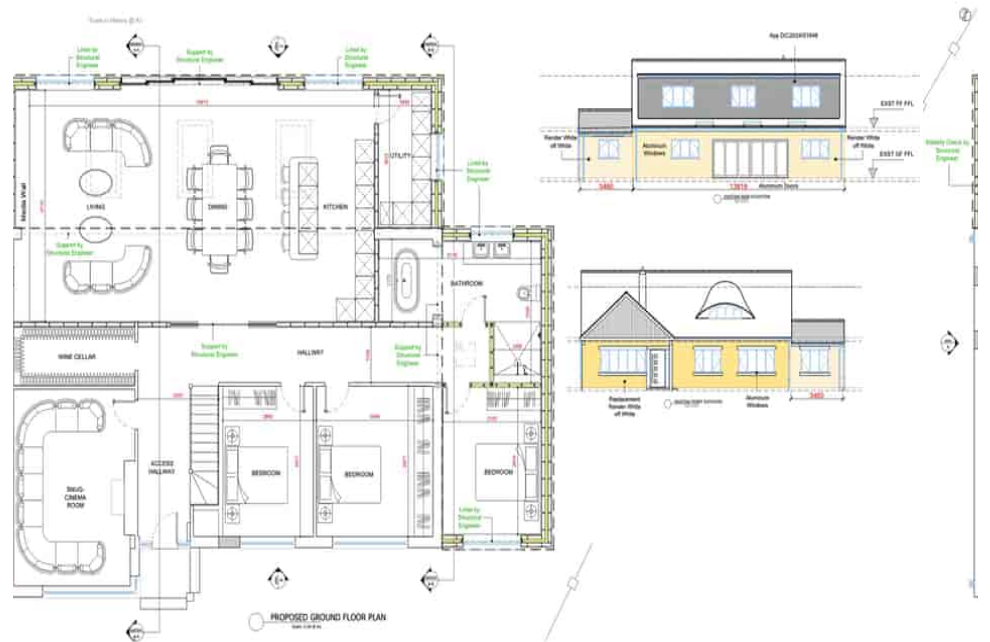
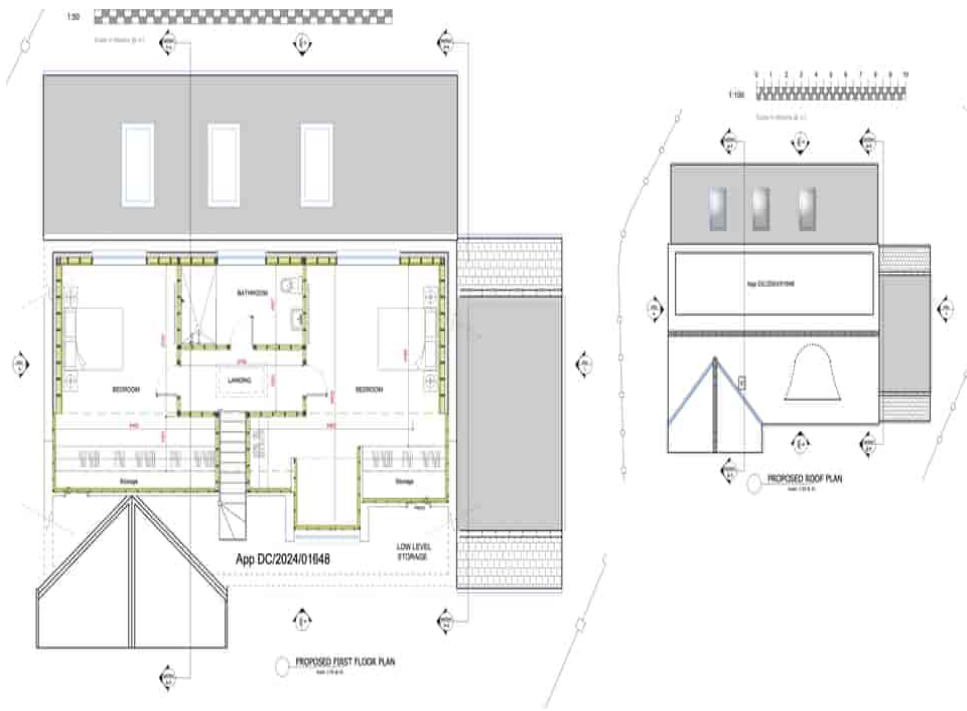
Just a short walk from the heart of the village, this DETACHED BUNGALOW sits on a generous FREEHOLD PLOT measuring approximately 0.19 acres. Set well back from the road behind a wide frontage with mature tree screening, the property offers a rare opportunity in this sought-after location.

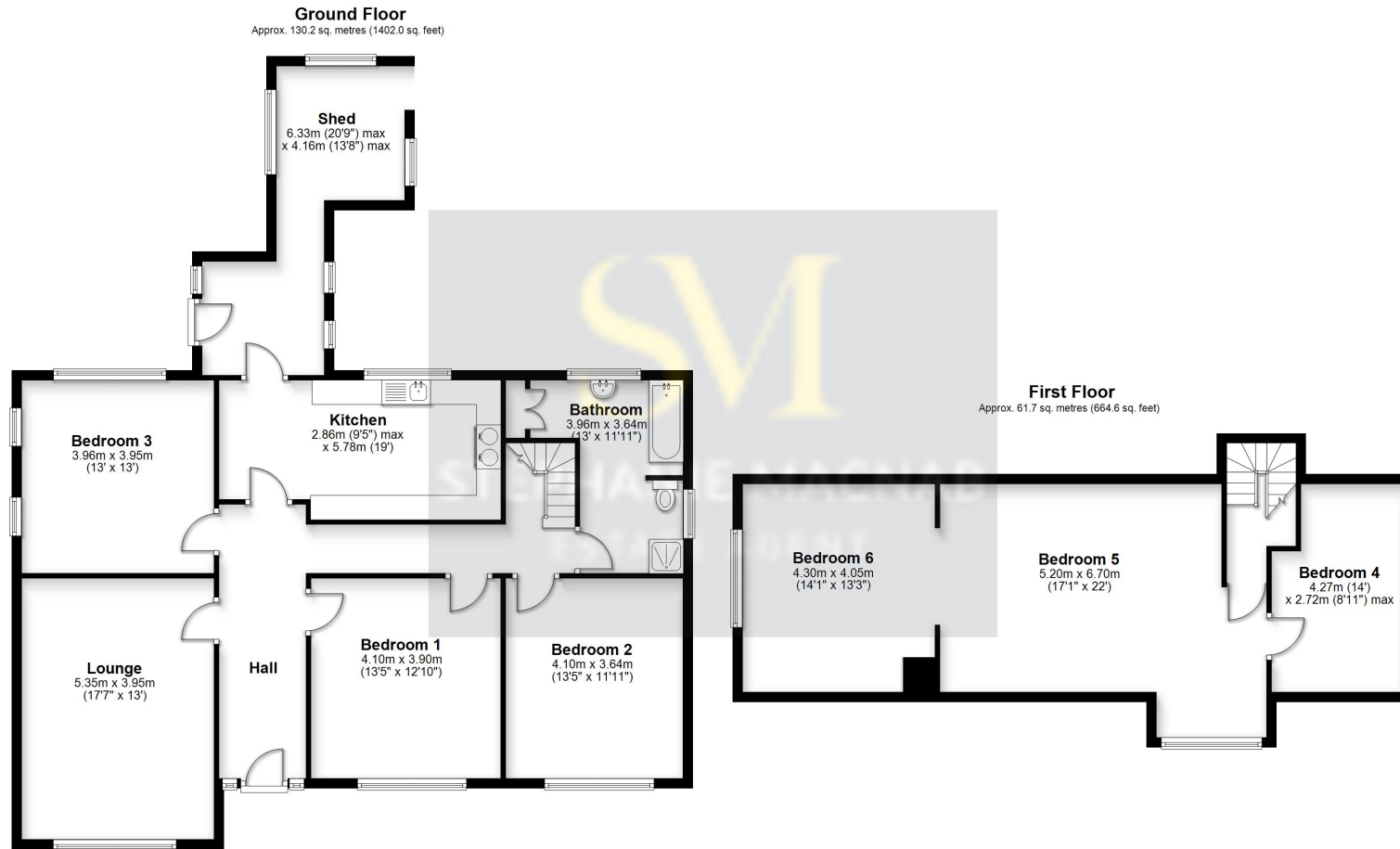
Internally, the accommodation extends to over 2,000 SQ FT and offers excellent proportions throughout, currently configured with THREE BEDROOMS, a BATHROOM, KITCHEN, and a well-sized LOUNGE with a large picture window to the front. Upstairs are THREE ADDITIONAL ROOMS with natural light and eaves storage, offering scope for further enhancement.

The home is in NEED OF MODERNISATION and presents a superb opportunity for a purchaser to update and personalise. Alternatively, plans have been drawn up and registered under DC/2024/01648, taking full advantage of PERMITTED DEVELOPMENT RIGHTS to reconfigure and extend into a striking, modern layout with OPEN-PLAN LIVING, WINE CELLAR, CINEMA ROOM and FIVE DOUBLE BEDROOMS.

With NO ONWARD CHAIN and set in one of the area's most desirable locations, this is a compelling project with impressive potential.







Total area: approx. 192.0 sq. metres (2066.6 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+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 56      | 74        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



