



Coppice Leys, Formby,
L37 3PL

£750,000

SM

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ESTATE AGENT

Tucked away in a QUIET CUL-DE-SAC just off Freshfield Road, this substantial DETACHED BUNGALOW offers over 2,300 sq ft of versatile accommodation, set within a generous 0.25 ACRE PLOT with a WEST-FACING REAR ASPECT. Owned for over 20 years, the property has been carefully maintained and thoughtfully enhanced, presenting a rare opportunity to acquire a home of real scale and flexibility in a consistently popular setting.

The accommodation is arranged across a well-considered footprint, beginning with an enclosed PORCH leading into a central HALLWAY. Double doors open into a particularly impressive LOUNGE, a spacious and comfortable principal reception room overlooking the garden. To the front, the KITCHEN is well proportioned and connects directly to a UTILITY ROOM, providing practical day-to-day functionality.

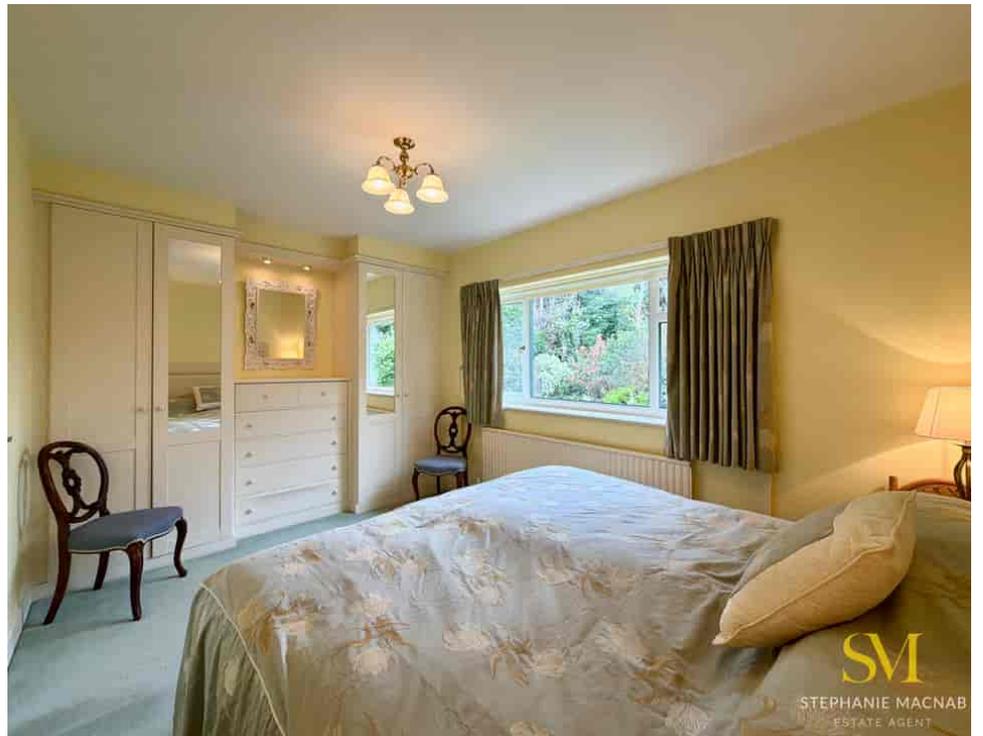
A standout feature is the SUN ROOM, currently used as a combined dining and sitting area, enjoying a pleasant outlook across the rear garden and creating a natural hub for both everyday living and entertaining. The layout also benefits from TWO SEPARATE OFFICE SPACES, ideal for those working from home or requiring additional flexibility.

The bedroom accommodation includes THREE WELL-PROPORTIONED BEDROOMS, with the MAIN BEDROOM benefiting from a LARGE EN-SUITE BATHROOM. A separate BATHROOM and additional WC serve the remaining bedrooms, offering a practical arrangement for family living or guests.

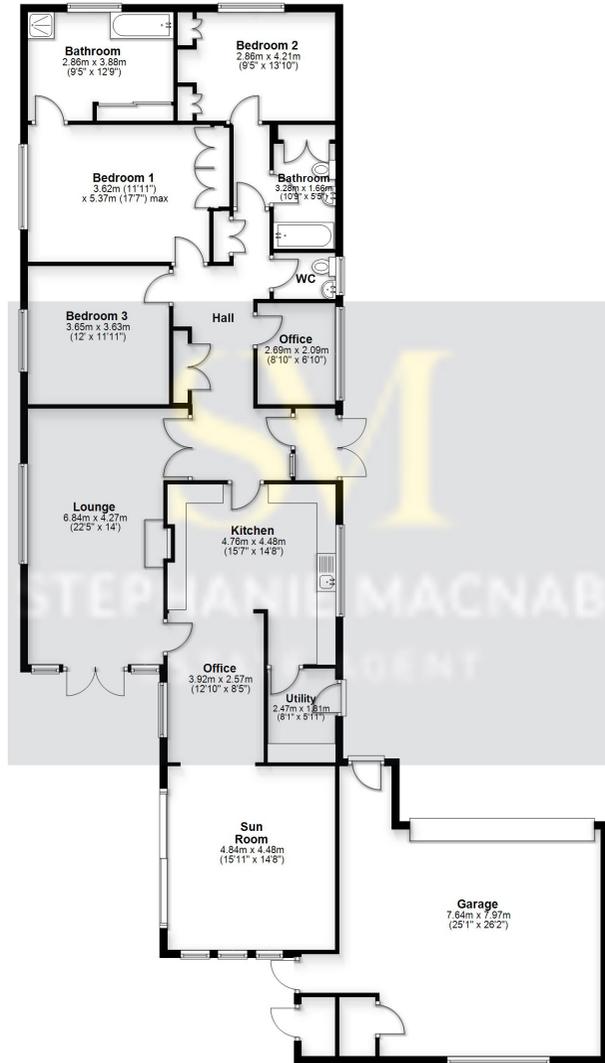
Externally, the property is set back with OFF-ROAD PARKING for multiple vehicles, alongside a DOUBLE GARAGE. The rear garden enjoys a WESTERLY ASPECT, providing a pleasant outdoor space.







Ground Floor
Approx. 221.6 sq. metres (2385.6 sq. feet)



Total area: approx. 221.6 sq. metres (2385.6 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	61	71
(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	