



Harington Road,
Formby, L37 1NT

OFFERS OVER
£390,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Extended DETACHED BUNGALOW with Flexible Accommodation – No Onward Chain

This spacious and well-presented detached bungalow offers over 1,400 sq ft of flexible living space, set on a generous 0.16-acre plot. The thoughtfully designed layout provides both comfortable family living and adaptable options, currently configured as a FOUR-BEDROOM residence, with one room being used as a home office.

Upon entering, you're welcomed into the RECEPTION/SUN ROOM, a bright space with a pleasant west-facing outlook—perfect for relaxing and enjoying the evening light. The main LOUNGE, overlooking the secluded rear garden, offers a tranquil retreat. The adjacent KITCHEN/DINER is practical space.

The property features four bedrooms, along with a family BATHROOM and an additional SHOWER ROOM, catering well to family needs or visiting guests. The home is completed by ample OFF-ROAD PARKING, accommodating several vehicles, and an enclosed REAR GARDEN for privacy.

Eco-friendly benefits include 12 SOLAR PANELS that generate free electricity during daylight hours, with surplus energy sold back to the National Grid—ideal for reducing energy costs. Please inquire to confirm the specific tariff details.

This property is offered with NO ONWARD CHAIN, making it a straightforward purchase.

Don't miss the opportunity to view – call us on 01704 516 626 to arrange a visit.

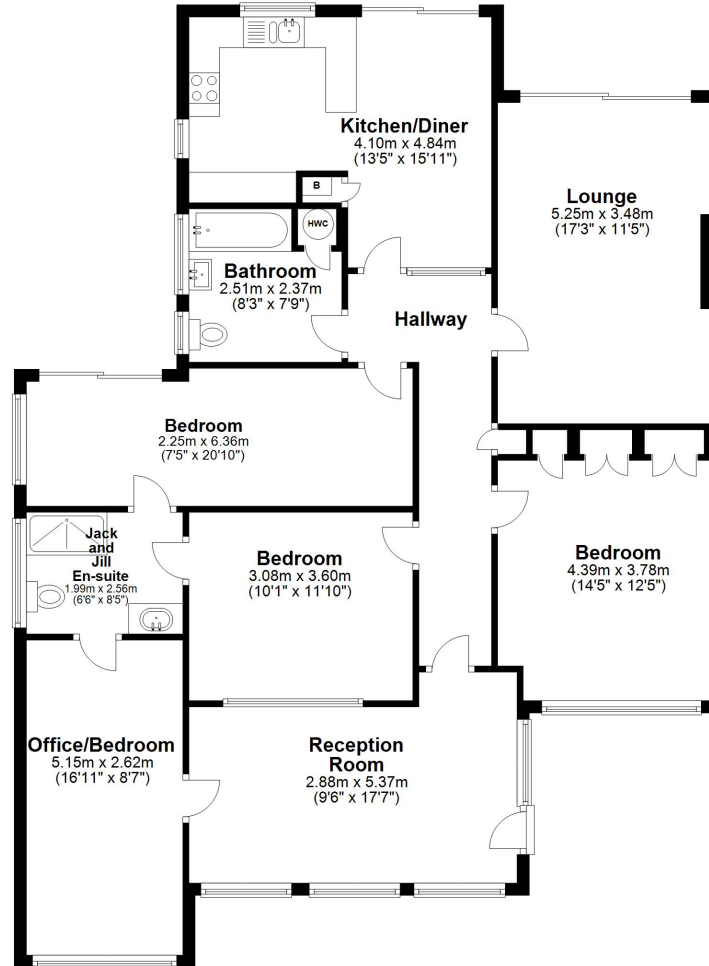






Ground Floor

Approx. 131.8 sq. metres (1418.8 sq. feet)



Total area: approx. 131.8 sq. metres (1418.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	91
(69-80)	C		
(55-68)	D		
(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	