



Bushbys Park, Formby,  
L37 2EF

**OFFERS OVER**  
**£525,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Occupying a generous 0.15-acre plot on a well-regarded residential road, this EXTENDED DETACHED BUNGALOW offers a notably broad footprint and well-planned single-storey accommodation. Set back behind a CARRIAGE DRIVEWAY providing parking for several vehicles, the property combines practical living with scope for flexibility, all within close proximity to Formby train station and local amenities. The property is VACANT WITH NO ONWARD CHAIN, allowing for a straightforward purchase.

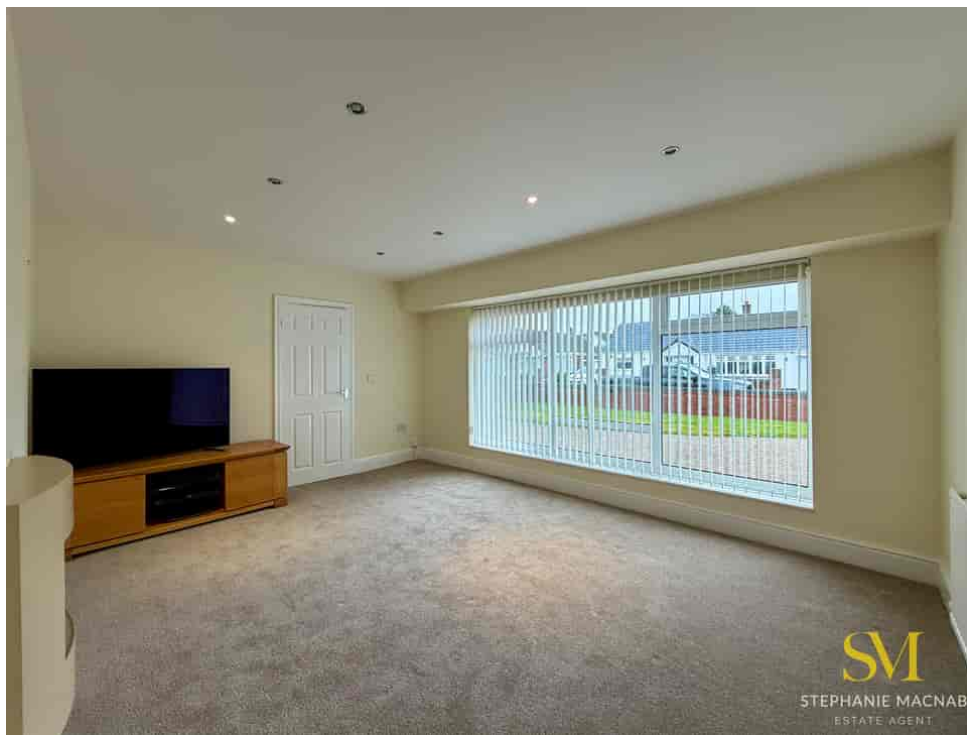
The floor plan centres around a welcoming ENTRANCE HALL which provides access to the main living and bedroom accommodation. The principal LOUNGE is a well-proportioned reception room with a large picture window to the front elevation, creating a bright and comfortable space for everyday living. To the rear, the home has been extended to incorporate a SITTING ROOM directly off the KITCHEN, positioned to overlook the garden and offering an additional, more informal reception space ideal for dining, relaxing or entertaining.

The kitchen is finished in a modern high-gloss style with Corian work surfaces and a range of integrated appliances, complemented by contemporary floor tiling and recessed lighting. From here, there is access to a separate UTILITY ROOM and INTERNAL ACCESS TO THE GARAGE, a particularly useful arrangement that enhances the day-to-day practicality of the layout. The connection between kitchen, utility and garage is discreet and well considered.

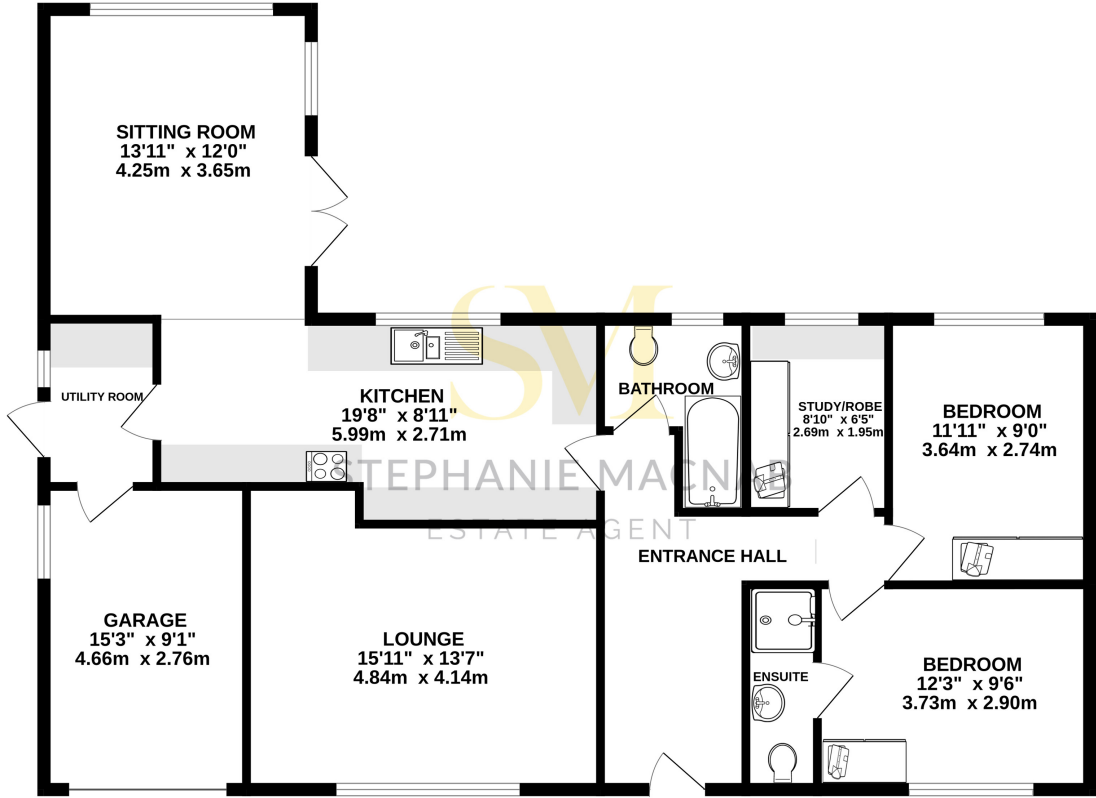
Bedroom accommodation is arranged to one side of the property and includes TWO GENUINE DOUBLE BEDROOMS. The main bedroom benefits from an EN-SUITE SHOWER ROOM, while the main BATHROOM is finished in a clean, neutral white suite. A third room, originally a BEDROOM, is currently used as a STUDY/DRESSING ROOM and works well in this capacity, offering flexibility for home working or storage. Externally, the REAR GARDEN is of good size and enjoys a pleasant degree of privacy, further reinforcing the appeal of the plot.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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