



Wicks Lane, Formby,  
L37 1PX

£270,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

Situated in a popular residential area this well-kept SEMI-DETACHED BUNGALOW offers easy single-storey living within walking distance of the village, train station and local amenities. It's an appealing spot — lively at school drop-off and pick-up, yet peaceful at all other times, giving the area a friendly, lived-in feel.

The accommodation flows from an entrance porch into a hallway leading to the LIVING ROOM, which enjoys a pleasant FRONT OUTLOOK. The kitchen is modern and efficiently arranged, complete with good storage and a useful WALK-IN PANTRY. At the rear, a bright CONSERVATORY extends the living space and makes an ideal spot for dining, relaxing or enjoying views of the garden.

There are TWO BEDROOMS: Bedroom 1 sits at the rear and is fitted with BUILT-IN WARDROBES for ease and practicality; Bedroom 2 opens directly into the conservatory, offering flexibility as a guest room, study or secondary sitting area. A modern SHOWER ROOM completes the layout, fitted with a walk-in shower and contemporary white suite.

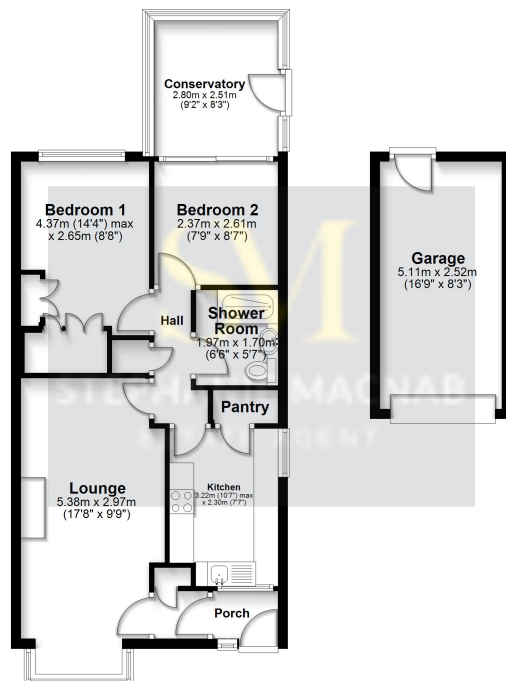
Outside, the bungalow benefits from a neatly tended rear garden, a generous driveway and a GARAGE. The vendor has also secured PLANNING PERMISSION FOR AN EXTENSION, and both the current and proposed floorplans are included within the brochure for buyers wishing to explore the potential. NO ONWARD CHAIN.



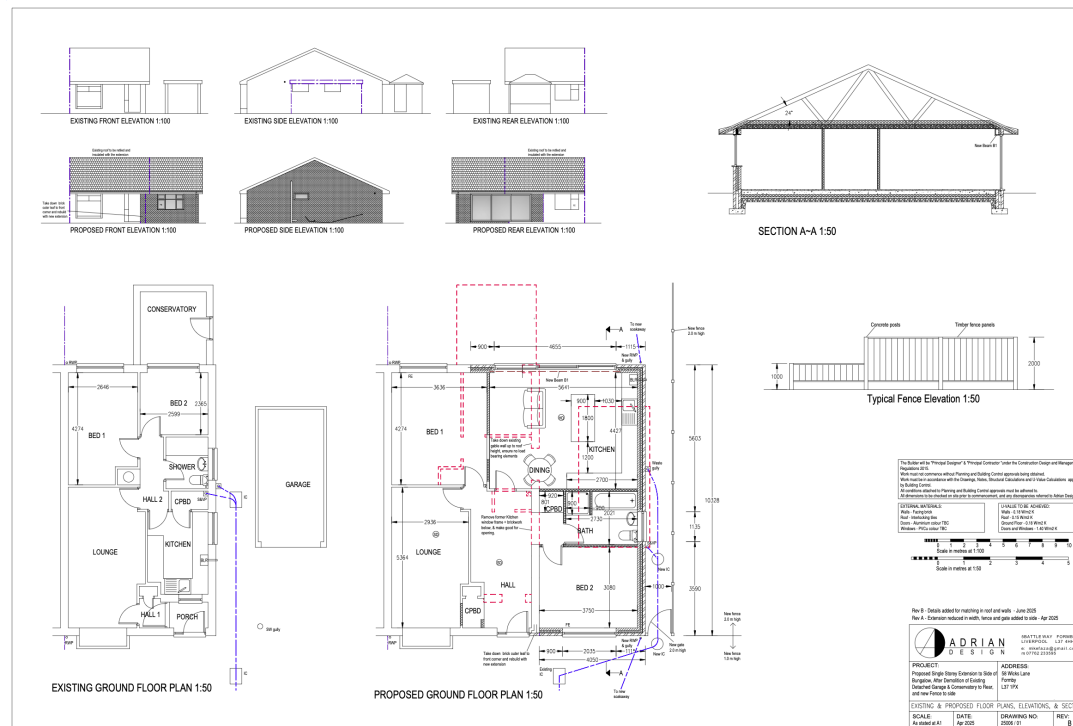




Approx. 72.9 sq. metres (784.6 sq. feet)



This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.



| Energy Efficiency Rating                                                                                                                                                                    |  | Current | Potential |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <b>Very energy efficient - lower running costs</b><br>(92+) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 70      | 89        |
| <b>Not energy efficient - higher running costs</b>                                                                                                                                          |  |         |           |

**England, Scotland & Wales**

EU Directive 2002/91/EC





