



Monks Close, Formby,  
L37 6DH

**Offers Over £210,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

We are delighted to present this modern and tranquil TWO-BEDROOM BUNGALOW, nestled in a quiet CUL-DE-SAC. This property perfectly combines contemporary living with a peaceful setting.

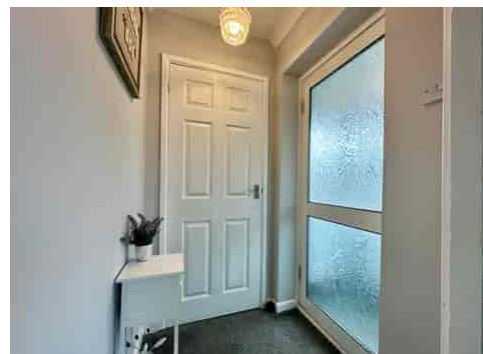
As you step into the property, you'll be greeted by a well-lit LOUNGE thoughtfully designed for relaxation and entertainment. The fitted MODERN KITCHEN, both practical and stylish, is a cook's dream.

The HALLWAY leads to TWO inviting BEDROOMS and a MODERN BATHROOM; all finished to a high standard.

Outside, you'll find the convenience of OFF-ROAD parking, and the enclosed rear GARDEN is a haven for avid gardeners or pet owners. Additionally, the GARAGE provides valuable storage space.

This property comes to market with NO ONWARD CHAIN, making it an even more attractive proposition. We strongly recommend booking a viewing to fully appreciate all this bungalow has to offer. Contact us today at 01704 516 626 to schedule your visit. Don't forget to follow us on Facebook and Instagram for the latest updates!





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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

