



Monks Drive, Formby,
L37 6DW

**OFFERS OVER
£230,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This SEMI-DETACHED BUNGALOW has been extensively updated by the current owner and offers a TURNKEY OPPORTUNITY with NO ONWARD CHAIN. Set behind a neat frontage with a gated driveway, the property combines practical accommodation with modern finishes and low-maintenance outdoor space.

The internal layout is surprisingly versatile, with a welcoming porch and HALLWAY leading into a bright LOUNGE that opens directly into the CONSERVATORY. The DINING ROOM provides a separate reception space but could also serve as a SECOND BEDROOM if required, adding flexibility to the arrangement. A modern SHOWER ROOM sits conveniently off the hall.

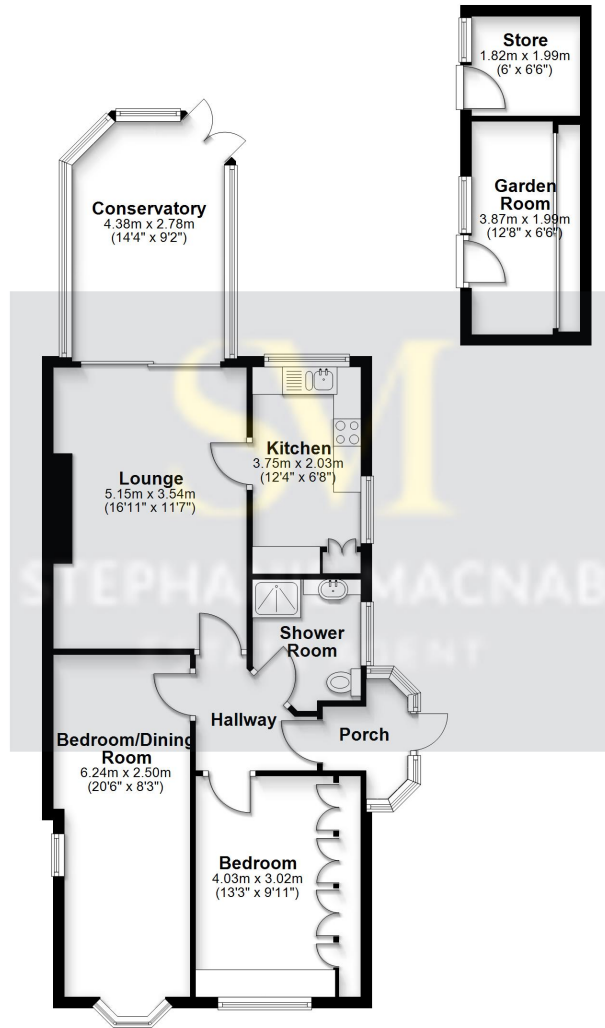
The KITCHEN is well-proportioned and fitted with a range of cabinetry and complemented by a light, airy aspect. The MAIN BEDROOM is a comfortable space, complete with ample space for wardrobes. Throughout, the home has had REPLASTERING, REDECORATING and NEWLY CARPETED, while a NEW MAIN ROOF and BOILER installation add peace of mind.

Outside, the rear garden enjoys a private setting with block-paved terraces and planting. A standout feature is the brick-built outbuilding, thoughtfully refurbished to create a superb HOME OFFICE or GARDEN ROOM, with an additional STORE attached. The front DRIVEWAY offers ample parking and presents a tidy, cared-for appearance after recent restoration.





Ground Floor
Approx. 89.3 sq. metres (960.8 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)

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

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	64	81		
A				
(81-91)				
B				
(69-80)				
C				
(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		