



Meols Close, Formby,
L37 4DJ

OFFERS OVER
£365,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Nestled in a peaceful CUL-DE-SAC just a SHORT STROLL from FORMBY VILLAGE and TRAIN STATION, this generous DETACHED BUNGALOW offers an enviable combination of space and convenience.

Step inside to a wide and welcoming HALLWAY with ample storage, leading to a bright, front-facing LOUNGE that radiates warmth and charm. At the rear, you'll find an impressively spacious SITTING ROOM, currently used as a dining room, perfect for entertaining or relaxing. The large, well-equipped KITCHEN boasts an excellent range of units and appliances, ideal for any home cook.

The property features THREE GOOD-SIZED BEDROOMS and a recently updated modern SHOWER ROOM, catering to your practical needs.

Situated on a 0.12-acre plot, the WEST-FACING rear garden. A block-paved driveway provides OFF-ROAD PARKING for up to three cars, complemented by a GARAGE for additional storage.

NO ONWARD CHAIN ensures a seamless buying process. Don't miss out on this fantastic opportunity—call us today to arrange a viewing on 01704 516 626.





Ground Floor
Approx. 191.8 sq. metres (2064.9 sq. feet)



Total area: approx. 191.8 sq. metres (2064.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	57	75		
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				

