



Firs Close, Formby,
Merseyside, L37 1PU

OFFERS OVER
£500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Located in a SOUGHT-AFTER CLOSE this substantial detached bungalow sits on an impressive, mature plot backing onto the gardens of Victoria Road. With the National Trust Pinewoods and the beach only a short stroll away, this is a peaceful and highly convenient setting that appeals to buyers seeking both tranquillity and prestige.

The bungalow offers over 2,000 SQ FT and immediately impresses with its WIDE, WELCOMING ENTRANCE HALL, which sets the tone for the generous layout throughout. The accommodation flows into a bright LOUNGE with picture windows and direct access to the garden, complemented by a separate DINING ROOM and a well-proportioned KITCHEN/BREAKFAST ROOM. The configuration works perfectly as it is, yet provides clear potential for modernisation or reconfiguration if desired.

All THREE BEDROOMS ARE DOUBLES, each offering excellent space and natural light. The BATHROOM and SEPARATE WC sit adjacent to the bedroom wing, giving future buyers scope to remodel into a contemporary layout. The property has been carefully maintained over the years and now presents a superb BLANK CANVAS for refurbishment, updating or extending.

Externally, the gardens are a standout feature: PRIVATE, MATURE and WRAPPING AROUND the bungalow, with established planting and lawned areas creating a calm, leafy backdrop. The rear boundary overlooks the gardens of Victoria Road properties, enhancing the sense of privacy. To the front, a WIDE FRONTAGE with long driveway leads to the DETACHED DOUBLE GARAGE, offering ample parking and storage. The property is offered with NO ONWARD CHAIN for an uncomplicated purchase.

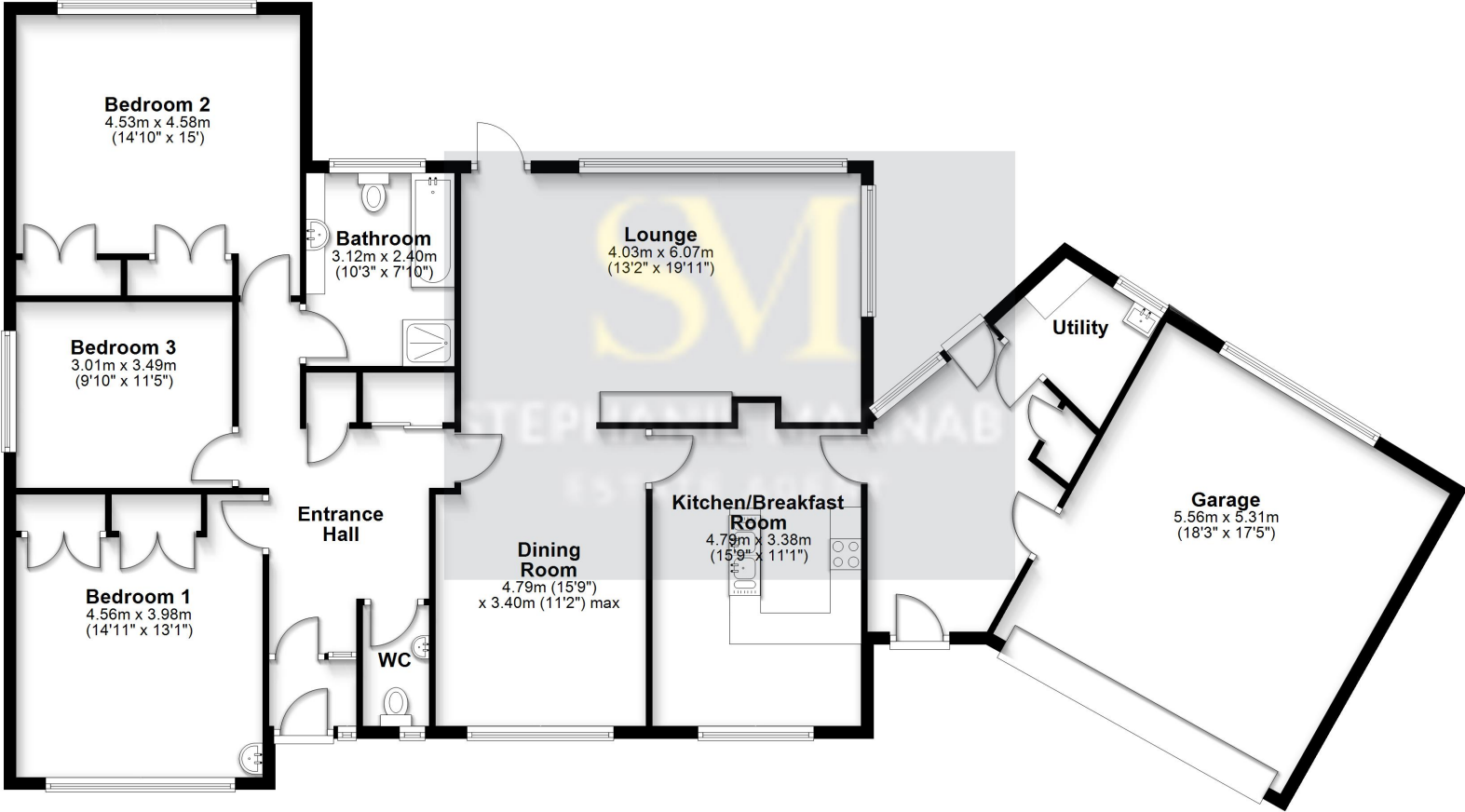







Ground Floor

Approx. 183.8 sq. metres (1978.9 sq. feet)



Total area: approx. 183.8 sq. metres (1978.9 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+)	A	69	76
(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	

EU Directive
2002/91/EC