



Dickinson Close,
Formby, L37 4DA

OFFERS OVER
£300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Tucked away in a peaceful CUL-DE-SAC within easy reach of the village, this beautifully maintained TWO-BEDROOM semi-detached BUNGALOW offers move-in ready accommodation with NO ONWARD CHAIN.

Step inside to a welcoming HALLWAY leading through to a generous LOUNGE/DINER, complete with a feature fireplace and French doors opening onto the charming SOUTH-FACING REAR GARDEN. The stylish fitted KITCHEN includes integrated appliances and offers views over the garden.

There are two well-proportioned bedrooms, including a spacious main room with fitted wardrobes, and a MODERN SHOWER ROOM with walk-in enclosure and contemporary tiling.

Outside, the property boasts a DRIVEWAY, detached GARAGE, and a mature REAR GARDEN that enjoys a SUNNY ASPECT—perfect for afternoon relaxation or entertaining.

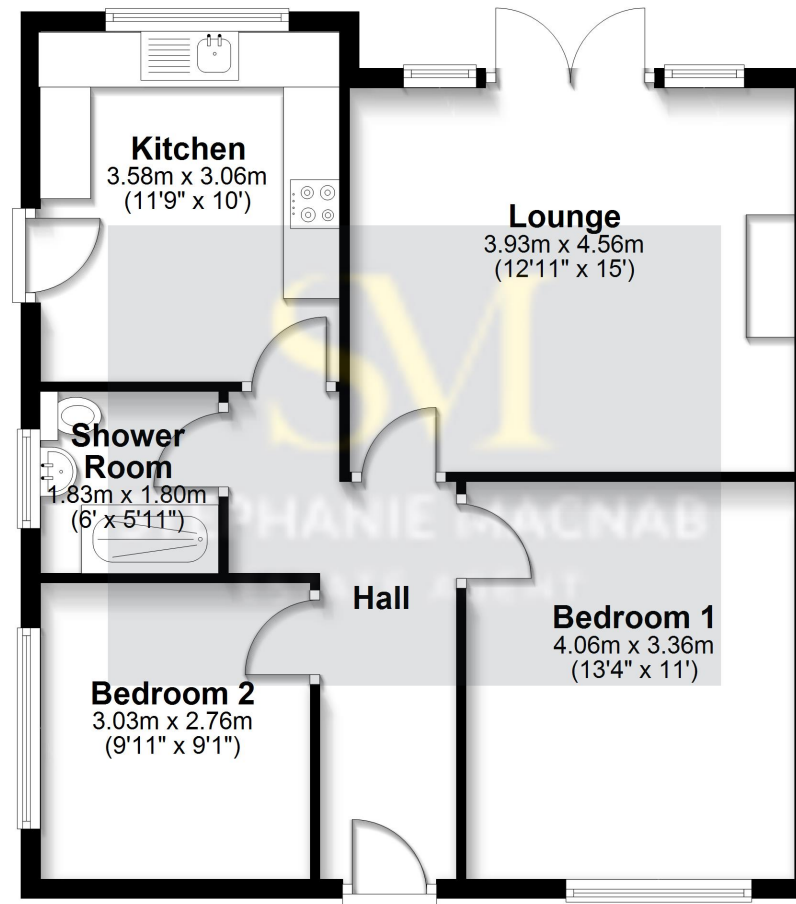
A fantastic opportunity for those seeking a quiet yet convenient setting, all on one level.





Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



Total area: approx. 64.1 sq. metres (690.1 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		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		