



Harington Road,  
Formby, L37 1NU

£285,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

An immaculately maintained semi-detached BUNGALOW which is ready for the new owner to take immediate occupation.

This much-loved home has only ever had one owner since new, and they have taken great pride in looking after their property.

The accommodation briefly comprises - dual aspect lounge/diner, which leads to the kitchen. There is an inner hallway that leads to the TWO DOUBLE BEDROOMS and the bathroom.

Outside, there is generous OFF-ROAD parking leading to the DETACHED GARAGE. The rear garden is NEAT and low maintenance and also enjoys a sunny WEST facing aspect.

There is NO ONWARD CHAIN.

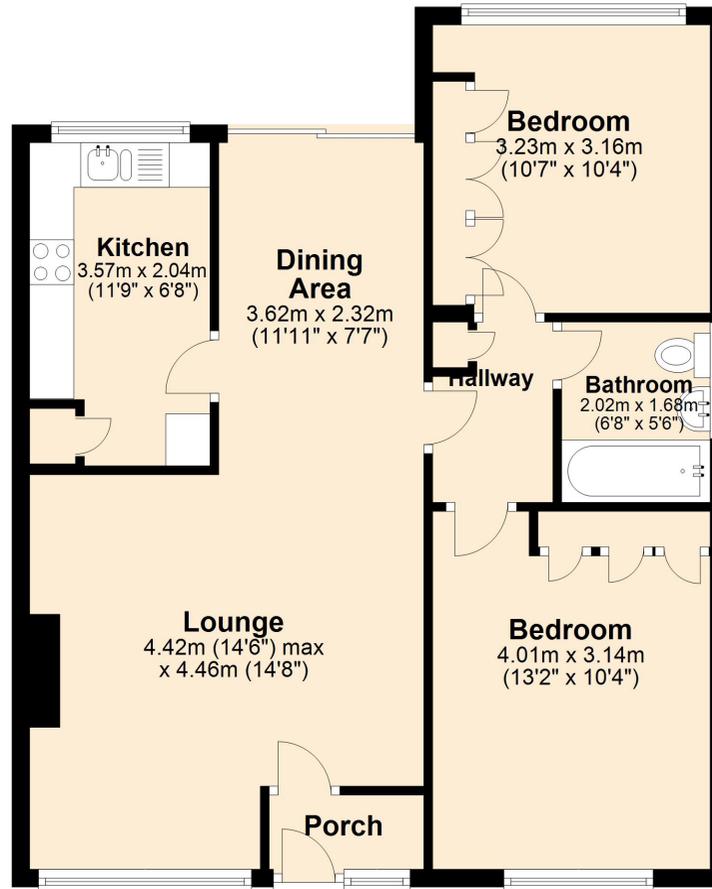
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## Ground Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



Total area: approx. 66.8 sq. metres (718.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC