



Southport Road,
Formby, L37 7EN

Offers Over £425,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Presenting a remarkable opportunity to acquire a well-presented, detached three/four bedroom true bungalow nestled on a generous plot of approximately 0.2 acres in the highly sought-after Freshfield area of Formby.

This charming, meticulously maintained property offers a comfortable and convenient lifestyle, making it an ideal choice for discerning buyers.

Situated on an expansive plot, this DETACHED true bungalow offers the privacy and space you desire.

The property boasts a substantial garden surrounding the house, providing ample room for outdoor activities and potential for further landscaping or expansion, should you wish.

Upon arrival, you are greeted by ample off-street parking, allowing for the accommodation of multiple vehicles.

Inside the bungalow, you'll find three bedrooms, including a main bedroom with a walk-in wardrobe and ENSUITE shower room. The versatile layout also incorporates a FOURTH bedroom, which can alternatively serve as a dining room depending on your personal requirements.

The spacious rear lounge seamlessly connects to the conservatory through bi-folding doors, offering a tranquil space to relax while overlooking the rear garden.

The kitchen, conveniently accessed off the lounge, allows for seamless meal preparation and entertaining.

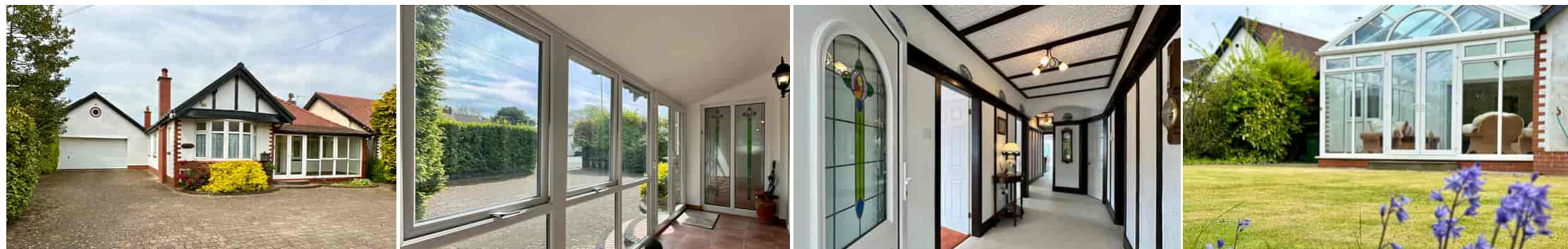
Additionally, the property offers access to what is, quite possibly the largest GARAGE we have seen for a long time, comfortably capable of housing four vehicles. This exceptional feature not only provides secure parking but also presents an opportunity for extra secure STORAGE or WORKSHOP space, catering to various needs. One of the unique advantages of this property is the direct access from the conservatory to the garage, providing convenience and sheltered access to your vehicles or additional storage.

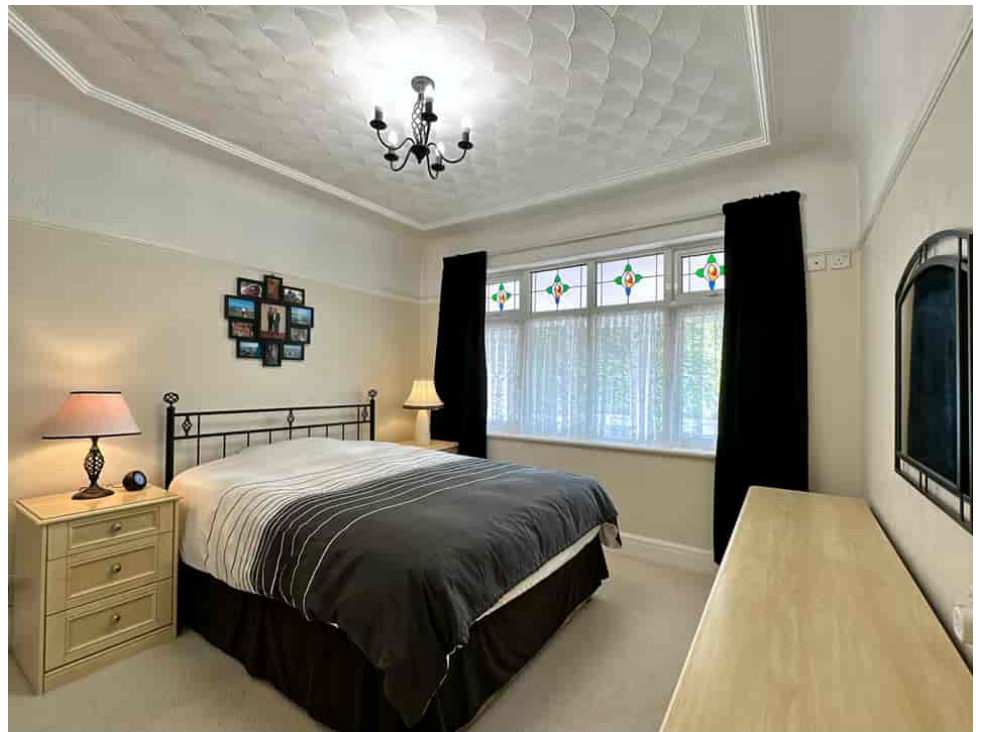
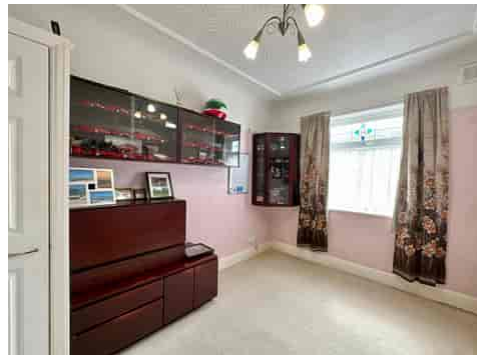
Furthermore, this property incorporates a 4kw solar photovoltaic system fixed to the side of the garage roof, offering eco-friendly energy solutions and cost savings. The garage roof space also provides additional storage capacity, maximizing the functionality of this impressive property.

Situated on a generous plot of approximately 0.2 acres, this detached true bungalow in the sought-after Freshfield area of Formby combines privacy, space, and convenience. Don't miss this unique opportunity to make this property your own and enjoy a delightful living experience in a highly desirable location.

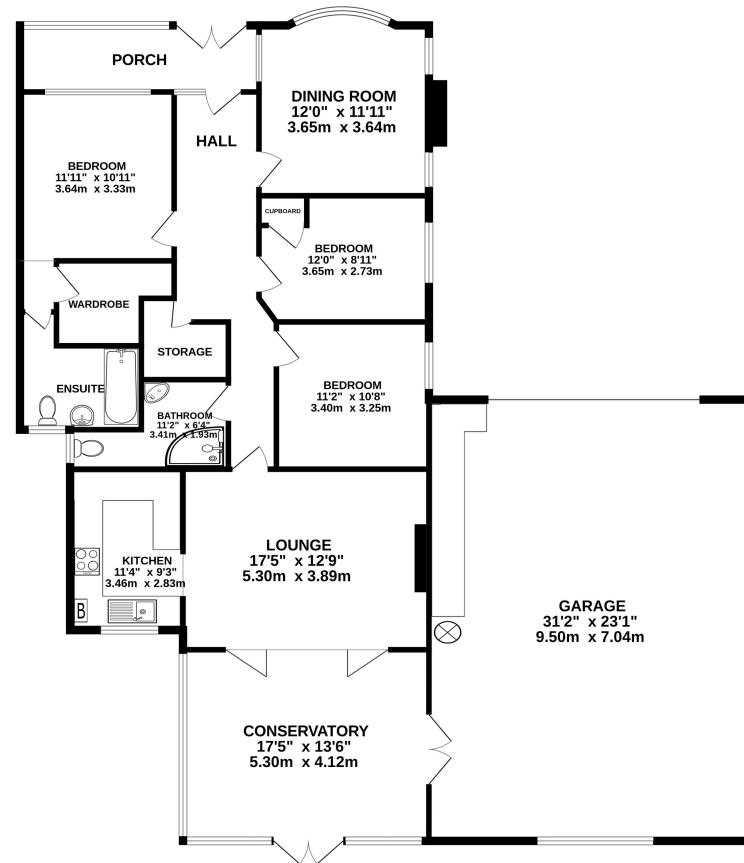
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GROUND FLOOR
2170 sq.ft. (201.6 sq.m.) approx.



TOTAL FLOOR AREA - 2170 sq.ft. (201.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

