



Liverpool Road,  
Formby, L37 6DA

**OFFERS OVER**  
**£270,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Presenting a charming opportunity to acquire a DETACHED TRUE BUNGALOW, cherished as a beloved family home for over 35 years, now available with NO ONWARD CHAIN.

Awaiting your personal touch, this property offers IMMENSE POTENTIAL for modernisation, duly considered in its attractive pricing.

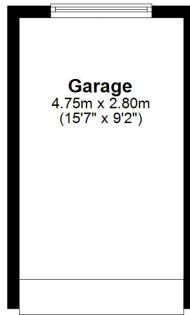
Step inside to discover an inviting ENTRANCE HALL leading to a front-facing LOUNGE, offering a cosy retreat. The rear DINING KITCHEN beckons with its promise of shared meals and cherished moments. TWO BEDROOMS provide comfortable accommodation, complemented by a BATHROOM and SEPARATE WC.

Outside, the property boasts OFF-ROAD parking for two cars and a GARAGE, ensuring convenience for residents. Set on a GOOD-SIZED PLOT measuring 0.10 of an acre, the home enjoys a SUNNY WEST-FACING REAR ASPECT, ideal for enjoying outdoor activities and basking in the sunlight.

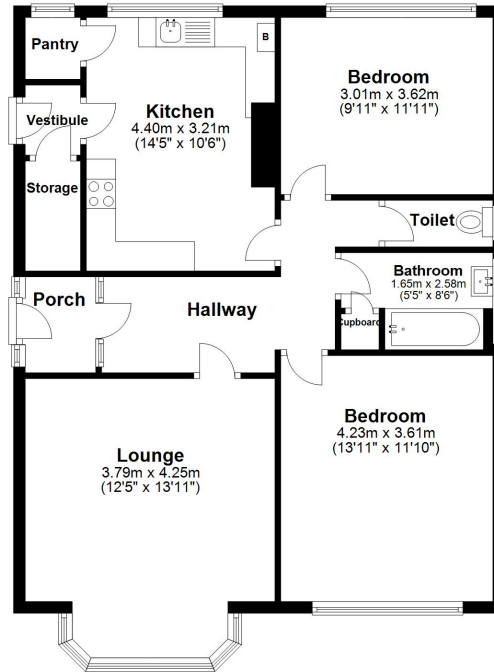
With its ample scope for enhancement, this property presents a rare opportunity for those SEEKING A PROJECT or investment. Don't miss out on the chance to explore its potential - schedule a viewing today and envision the possibilities that await in this must-see property.







**Ground Floor**  
 Approx. 95.3 sq. metres (1025.4 sq. feet)



Total area: approx. 95.3 sq. metres (1025.4 sq. feet)

Plan produced using PlanUp.

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

EU Directive 2002/91/EC

