



19 Vicarage Road,  
Formby, L37 1XT

**Offers Over £400,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Located in a highly desirable area, this DETACHED TRUE BUNGALOW offers a wealth of living space, with the FLOOR PLAN extending to almost 1,670 sq ft internally. Situated on a 0.11-acre plot with a WEST-FACING rear aspect, the property has been a cherished family home for many years and is now ready for new owners to make their own mark.

The existing accommodation is FLEXIBLE and would suit a variety of buyers, from conventional BUNGALOW DWELLERS to those needing MULTI-GENERATIONAL LIVING. Upon entering, you are greeted by an ENTRANCE HALL and WC. The reception area is ideal for a HOME OFFICE or STUDY, and the spacious front-facing LOUNGE could also accommodate a DINING AREA. The inner hallway provides access to the FAMILY BATHROOM and KITCHEN, along with the BEDROOMS. The original third bedroom has been converted into a dining area, which links to the EXTENSION, featuring an ADDITIONAL SITTING ROOM, KITCHEN, BEDROOM, and EN-SUITE.

Outside, the property boasts significant OFF-ROAD PARKING to the front and a DETACHED DOUBLE GARAGE. The rear of the property includes an ENCLOSED REAR GARDEN, perfect for relaxation and entertaining.

The property is FREEHOLD and offered with NO ONWARD CHAIN.

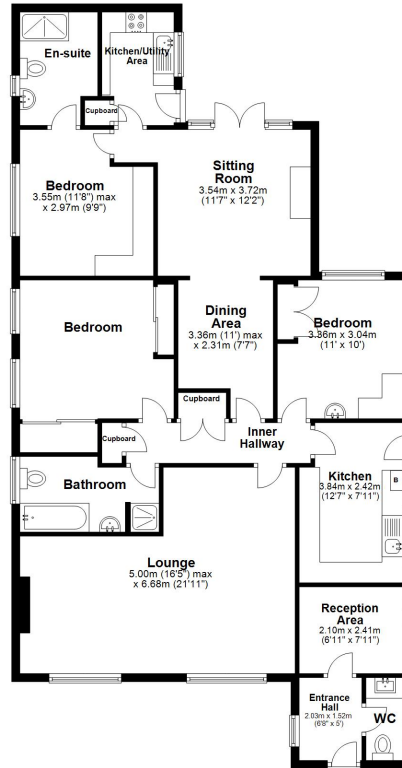
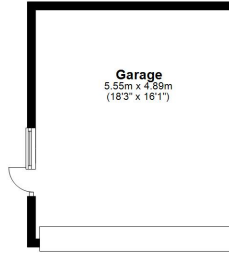
To view, call 01704 516 626.

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**Ground Floor**  
Approx. 154.9 sq. metres (1667.4 sq. feet)



Total area: approx. 154.9 sq. metres (1667.4 sq. feet)

Plan produced using PlanIt3D.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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>		EU Directive 2002/91/EC	

