



Larkhill Lane,
Formby, L37 1LU

Offers Over £525,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This captivating BUNGALOW has undergone a REMARKABLE TRANSFORMATION under the careful curation of its current owner, now boasting an INVITING OPEN-PLAN DESIGN. Located in a DESIRABLE SPOT, directly opposite Larkhill fields, this property offers easy access to the PINEWOODS and the BEACH beyond.

The internal floor area of this residence surpasses 1,400 square feet, ensuring ample space for your every need. As you step into the welcoming ENTRANCE HALL, your gaze is drawn towards the IMPRESSIVE KITCHEN and LIVING AREA. This space has been thoughtfully extended and meticulously renovated, perfectly embracing modern living. The BI-FOLDING DOORS seamlessly merge indoor and outdoor living, offering a harmonious flow into the garden.

But that's not all. This home has been designed with your furry family members in mind.

In the stunning kitchen area, you'll find a convenient DOGGY SHOWER STATION. This thoughtful addition allows for easy post-adventure cleanups, ensuring your four-legged companions are always ready for cuddles on the couch or another adventure in the garden. It's a testament to the homeowner's commitment to creating a space where everyone in the family can thrive.

With THREE BEDROOMS and a stylish family BATHROOM, this home offers comfortable living for families of all sizes. The MAIN BEDROOM enjoys the luxury of an EN-SUITE, ensuring privacy and convenience.

The REAR GARDEN ideal for green-thumbed enthusiasts, playful children, and four-legged friends alike. It's a haven where memories are made and cherished.

For your convenience, ample OFF-ROAD parking awaits at the front of the property, effortlessly leading to the GARAGE.

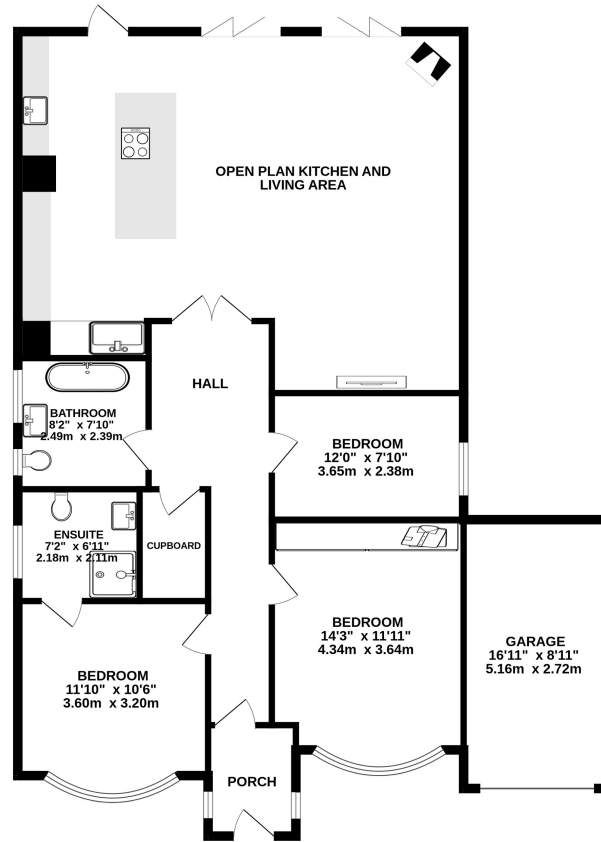
If the prospect of calling this exquisite property "home" beckons to you, don't hesitate to arrange a viewing. We assure you that a visit will only leave you captivated, and disappointment won't be on the agenda. Call us today to book your viewing appointment and embark on a journey to discover your dream home.







GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.



TOTAL FLOOR AREA - 1435 sq.ft. (133.3 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		81
(69-80)	C	72	
(55-68)	D		
(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	