



Vicarage Road,  
Formby, L37 1XT

**OFFERS OVER**  
**£385,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

This WELL-MAINTAINED DETACHED BUNGALOW occupies a generous corner plot with a SUNNY WEST-FACING REAR ASPECT, beautifully landscaped gardens, and a garage. The versatile layout includes a welcoming vestibule and hallway, a light-filled LOUNGE, a DINING ROOM opening into a stunning CONSERVATORY with garden views, and a well-fitted kitchen.

There are TWO DOUBLE BEDROOMS, both with pleasant outlooks, and a luxurious NEWLY FITTED BATHROOM (October 2024) featuring a modern suite with bath and separate shower. The property also benefits from a separate WC.

The landscaped gardens are a real highlight, offering seating areas, a summerhouse, mature planting, and a pond, with the west-facing orientation providing afternoon and evening sun. The wide driveway provides AMPLE OFF-ROAD PARKING and leads to the DETACHED DOUBLE GARAGE.

Offered with NO ONWARD CHAIN, this is a rare opportunity in a sought-after location.







**Ground Floor**  
Approx. 133.0 sq. metres (1431.9 sq. feet)



Total area: approx. 133.0 sq. metres (1431.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



