



Raven Meols Lane,
Formby, L37 4DQ

Offers Over £300,000

SM

STEPHANIE MACNAB
ESTATE AGENT

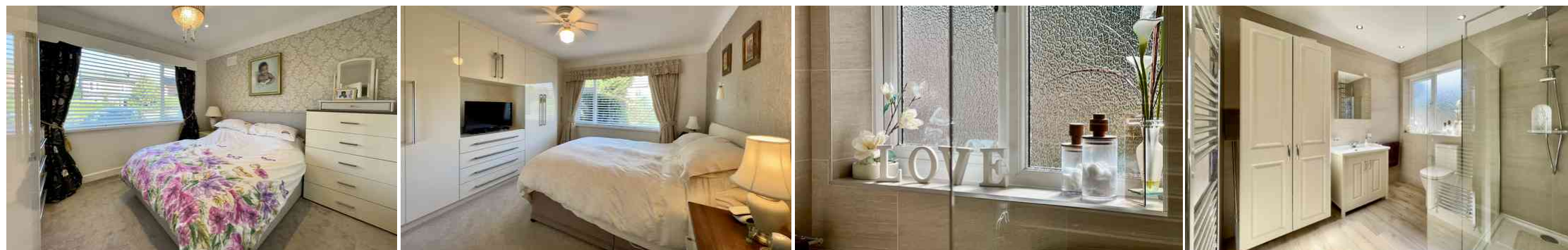
Are you looking for a BUNGALOW with a SOUTH facing garden and walking distance to FORMBY VILLAGE? Then this TURNKEY property meets all your needs.

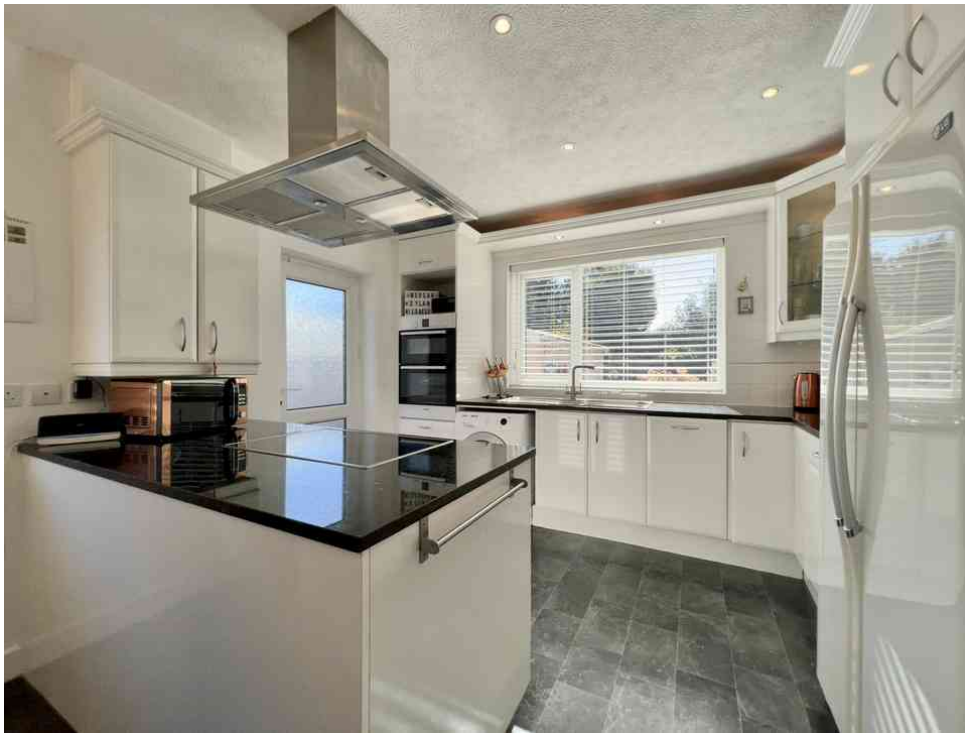
From the moment you arrive, you will not be disappointed!! The spacious and welcoming entrance hall makes for a pleasant arrival. The lounge offers a relaxing space to unwind and leads to the bright conservatory. The DINING KITCHEN is the heart of the home and the ideal space for coffee with friends and family. There are TWO DOUBLE BEDROOMS. The recently replaced shower room is elegant and adopts a neutral theme.

Outside, there is OFF-ROAD for two cars and a GARAGE. The rear garden is a delight, with a sunny aspect and an abundance of shrubs and bushes, which attracts a variety of wildlife and makes for a private, calm and enjoyable space.

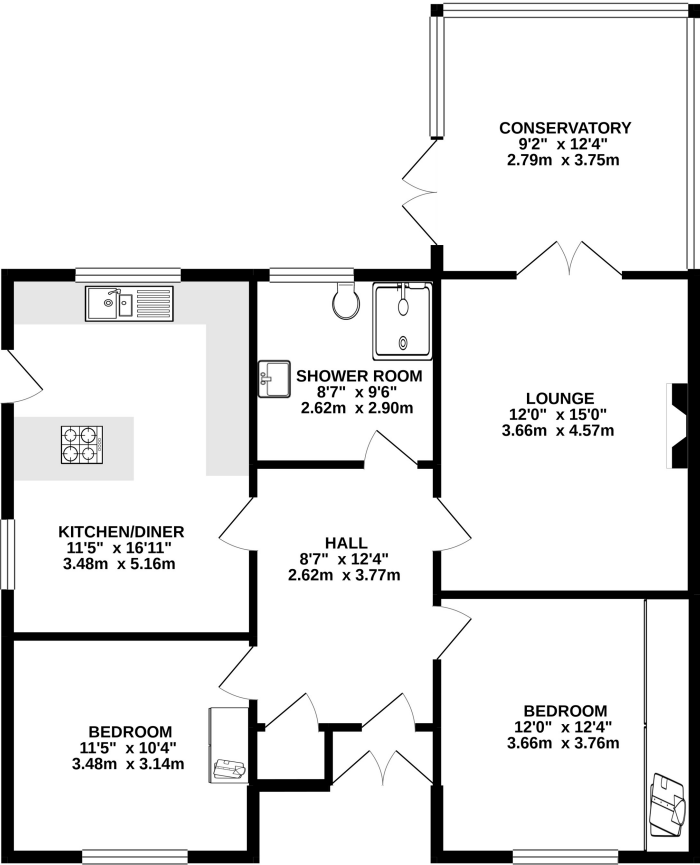
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GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		88
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	