



Bushbys Lane, Formby
, L37 2DX

Offers Over £450,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to Bushby's Lane, Formby.

Envision your ideal home, tailored to your exacting standards and preferences, within this delightful property boasting an EXPANSIVE FLOOR AREA exceeding 1,740 sq.ft. Whether you're a burgeoning family in need of more space or individuals downsizing while cherishing a GENEROUSLY SIZED HOME ready for your own personal touch, this residence can meet your every need.

Having served as a cherished family home for nearly five decades, this property has been lovingly maintained over the years, but like so many homes of its calibre, it PRESENTS AN OPPORTUNITY FOR RENEWAL, signalling the advent of a NEW CHAPTER in its history.

Upon arrival, embrace the bright ambience of the THROUGH LOUNGE DINING ROOM, with patio doors seamlessly blending indoor and outdoor living. The SPACIOUS KITCHEN, overlooking the rear garden, sets a picturesque scene for culinary pursuits, while a GROUND FLOOR WC enhances everyday convenience.

Ascending to the first floor, discover FOUR GENEROUSLY PROPORTIONED BEDROOMS alongside a SHOWER ROOM and separate WC, ensuring ample accommodation for every member of the household.

Outside, a FRONT GARDEN with lawn and paved drive leads to the GARAGE, while the BIG SOUTH-FACING REAR GARDEN provides the ideal space for energetic children and pets or keen gardeners.

Nestled in the highly sought-after locale of Formby, this home affords excellent access to popular schools, local amenities, and the allure of NEARBY BEACHES and PINEWOODS, beckoning outdoor enthusiasts and nature aficionados alike.

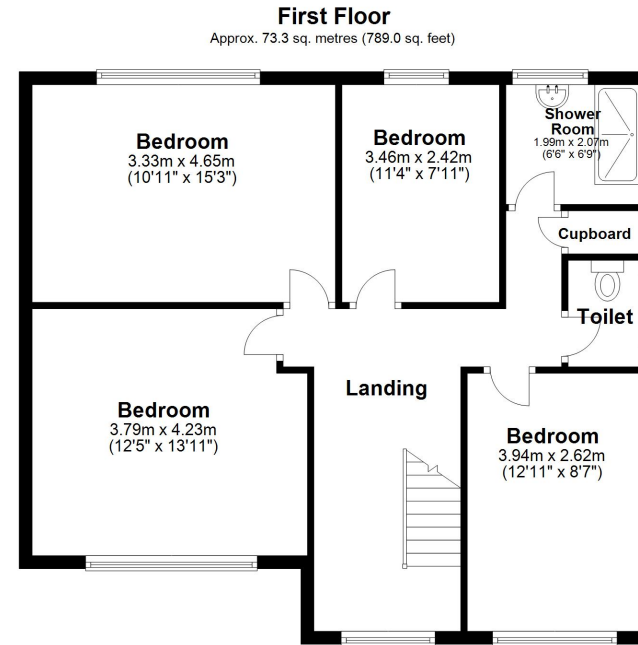
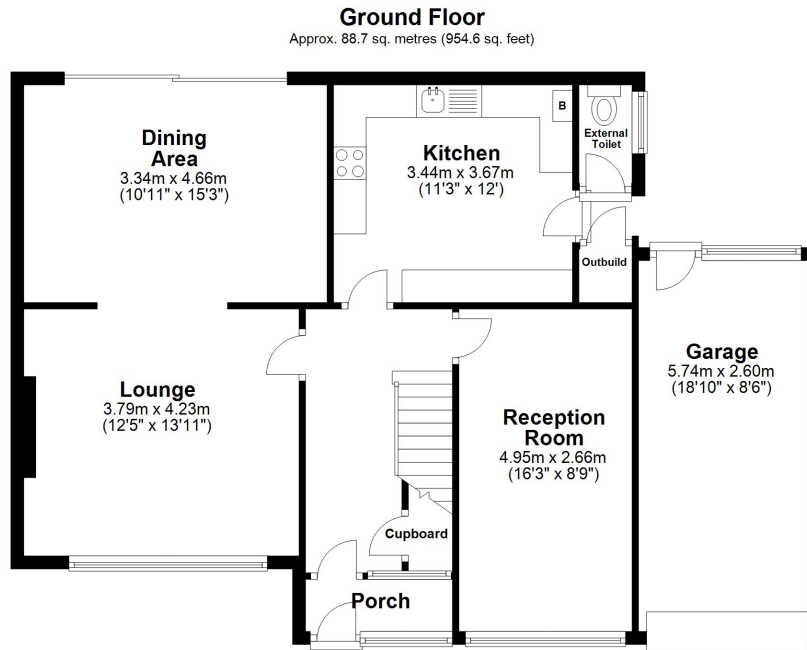
This property warrants a personal inspection to fully appreciate the possibilities. Don't miss the chance to secure your dream home in one of Formby's most popular neighbourhoods.

FREEHOLD and offered with NO ONWARD CHAIN.

Reach out to arrange a viewing at 01704 516 626.







Total area: approx. 162.0 sq. metres (1743.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		71	81

