



Freshfield Road,
Formby, L37 3JA

£2,250 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

This stunning DETACHED DORMER BUNGALOW offers an exceptional living experience, ideally located just a short stroll from the village, convenient for the train station, and the picturesque National Trust Pinewoods and Beach.

Approaching the property, you'll be greeted by a delightful tree-lined road and gated entrance. Off-road parking is available along with a garage for your convenience.

Step inside to a welcoming ENTRANCE HALL that seamlessly leads you into the stylish OPEN-PLAN KITCHEN/DINER. This space is perfect for both everyday living and entertaining, with pleasing views of the beautiful rear garden. The front-facing LOUNGE is a cosy sanctuary, perfect for unwinding after a busy day, while the practical UTILITY ROOM adds to the home's functionality.

On the ground floor, you'll find two versatile rooms that can be tailored to your needs – whether as ADDITIONAL BEDROOMS, a HOME OFFICE, or a SITTING ROOM. A contemporary BATHROOM enhances the convenience of this level.

Upstairs, the property boasts TWO MORE well-appointed BEDROOMS and a modern SHOWER ROOM. The MAIN BEDROOM is a true retreat, featuring a DRESSING AREA and an en-suite SHOWER ROOM.

The WEST-FACING rear garden is an oasis of tranquillity, offering the perfect balance of manageable size and ample space for outdoor enjoyment. The decked area is ideal for soaking up the sun and entertaining guests.

This property is available on an UNFURNISHED basis and will be ready for occupancy from late August 24.

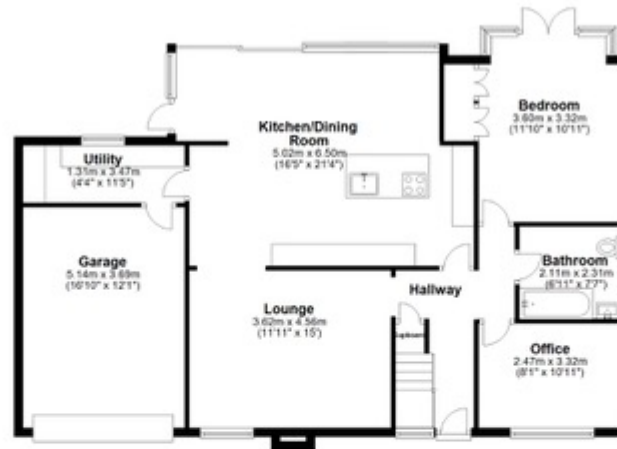
To arrange a viewing, call 01704 516 626.

Please note that all tenants will undergo referencing, and a one-month deposit along with advance rent will be required. Don't miss the chance to make this beautiful bungalow your new home!





Ground Floor
Approx. 88.6 sq. metres (1033.5 sq. feet)



First Floor
Approx. 59.0 sq. metres (637.0 sq. feet)



Total area: approx. 151.6 sq. metres (1634.4 sq. feet)

Plan produced using PlanIt.

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		80	86

