



St Annes Road,
Formby, L37 7AT

Offers Over £450,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing this immaculate and beautifully renovated detached 3 bedroom true bungalow, located in the highly sought-after area of Freshfield, Formby.

This property has been extended and refurbished to a high standard, offering a turnkey opportunity for the discerning buyer who desires a hassle-free move with no refurbishment works required.

Upon entering the property, you will immediately notice the abundance of natural light, creating a bright and airy atmosphere throughout. The large sunny lounge area features beautiful bi-folding doors leading out to the rear south-facing garden, perfect for relaxing and enjoying the tranquility of the mature garden.

The dining kitchen has been thoughtfully extended and also boasts bi-folding doors leading out to the rear patio, providing a seamless transition between indoor and outdoor living. This space is ideal for entertaining guests or enjoying a family meal, with plenty of room for dining furniture and modern appliances.

The exterior of the property is equally impressive, with a mature garden to the rear offering privacy and seclusion, perfect for those warm summer evenings. The large paved front garden provides access to the integrated garage, ample parking and is easy to maintain, making it a practical solution for the busy homeowner.

Situated in a great location, this property is just a short distance from local amenities and excellent transport links.

This bungalow offers an exceptional opportunity to enjoy modern living in a peaceful and tranquil setting, without the hassle of refurbishment works. Book your viewing today and experience for yourself what this fantastic property has to offer!

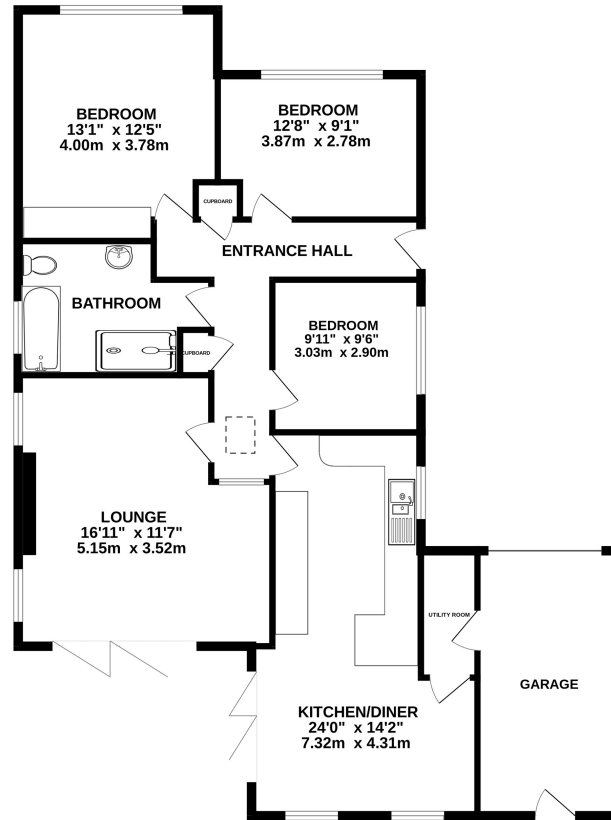
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GROUND FLOOR
1263 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.4 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		
(55-68)	D	65	
(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	

