



Park Road, Formby,  
L37 6AD

**Offers Over £340,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Set in a peaceful and popular location, this immaculately presented BUNGALOW offers SPACIOUS and FLEXIBLE ACCOMMODATION on a generous south-east facing plot. The well-established rear garden enjoys sunlight throughout the day and backs directly onto a path leading to the beach and Hightown.

Purchased by the current owner in its EXTENDED form, the property features a thoughtful layout of approximately 1,330 sq ft. At the heart of the home is a stunning ORANGERY-style DINING ROOM with a dramatic glass roof and BI-FOLDING DOORS that open directly onto the garden — an ideal setting for entertaining or enjoying the tranquil outlook.

The accommodation includes a spacious LOUNGE, contemporary fitted KITCHEN, UTILITY ROOM, and TWO MODERN SHOWER ROOMS. There are THREE/FOUR BEDROOMS, including one currently used as a STUDY, providing flexible space for visiting family, hobbies, or working from home.

The garden is a real highlight — beautifully planted, wonderfully private, and directly backing onto a footpath that leads to both the beach and Hightown. To the front, the bungalow is set back behind a GENEROUS DRIVEWAY with AMPLE PARKING.

The property also benefits from being on the LOCAL CIRCULAR BUS ROUTE, offering easy access to amenities and transport links.

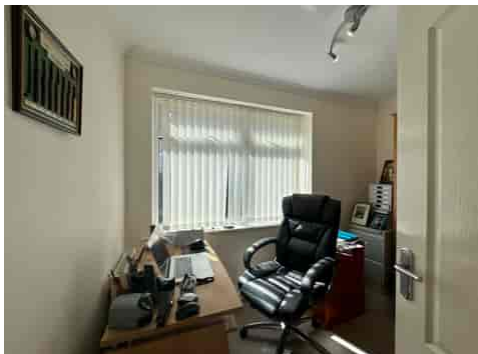
Ideal for downsizers, couples, or those seeking a peaceful coastal retreat, this turn-key home is ready to welcome its next owners.





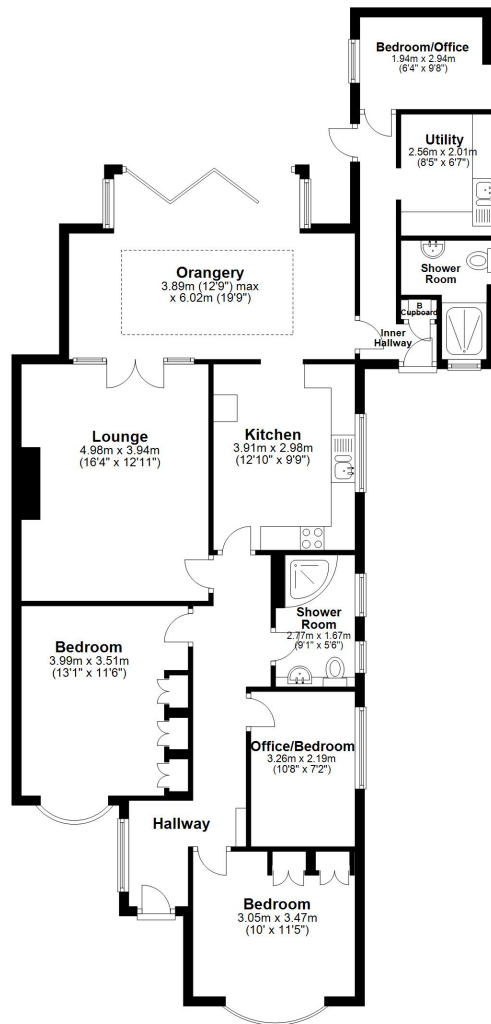








# **Ground Floor** Approx. 124.3 sq. metres (1337.8 sq. feet)



Total area: approx. 124.3 sq. metres (1337.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(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		