



Firs Close, Formby,  
L37 1PU

£700,000

SM

STEPHANIE MACNAB  
ESTATE AGENT



Welcome to this EXCEPTIONAL PROPERTY, where modern elegance meets serene living. This stunning residence has undergone a REMARKABLE TRANSFORMATION, resulting in a contemporary DETACHED BUNGALOW nestled in the heart of Freshfield's leafy haven.

Tucked away in a DISCREET CUL-DE-SAC, this property boasts a spacious internal floor area and sits upon a generously-sized plot, making it an irresistible prospect for a diverse range of potential buyers.

Freshly unveiled, the accommodation awaits with a bright and inviting ENTRANCE HALL, setting the tone for what lies ahead. As you step through the remarkable Crittal style doors, you're greeted by a captivating seatig area that leads you gracefully into the SITTING ROOM beyond.

Prepare to be captivated by the epitome of modern design in the OPEN-PLAN KITCHEN, DINING, and LIVING AREA - an absolute triumph of style and functionality. This room embodies the essence of a perfect entertaining space, effortlessly combining aesthetic appeal with practicality.

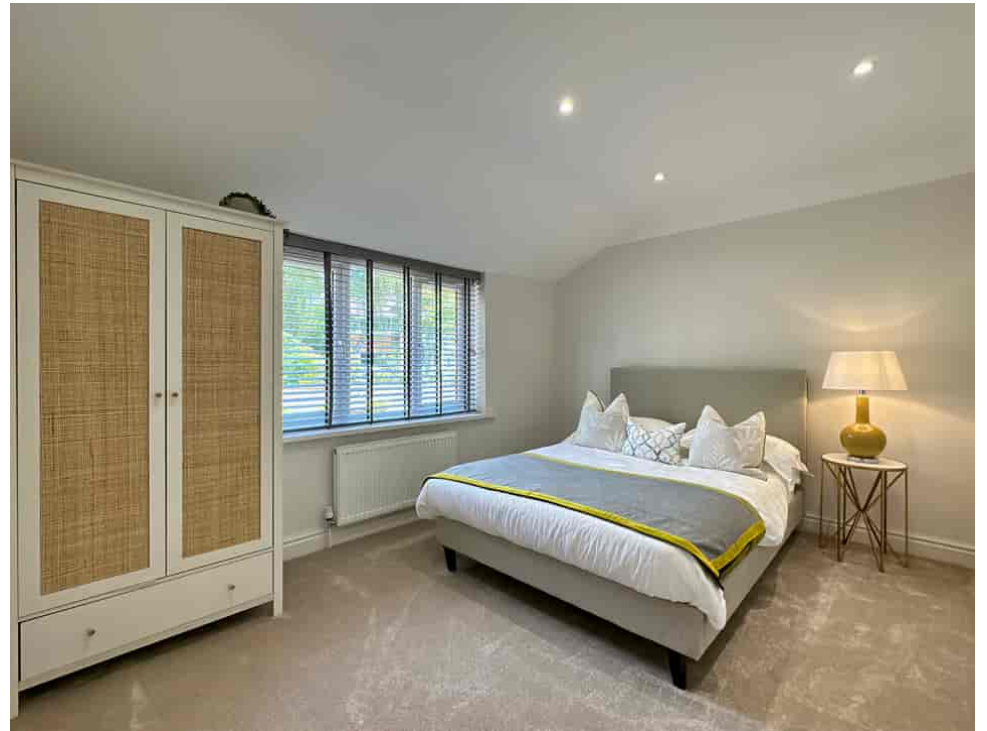
The MAIN BEDROOM stands as a serene sanctuary, offering panoramic views of the meticulously landscaped side and rear gardens. The fitted furniture seamlessly aligns with the property's tasteful theme, and the EN-SUITE adds a touch of essential luxury to the equation.

TWO ADDITIONAL BEDROOMS offer versatility for various needs, ensuring ample space for guests, a home office, or any other creative endeavour. The MAIN BATHROOM echoes the same standards of elegance and functionality seen throughout the home.

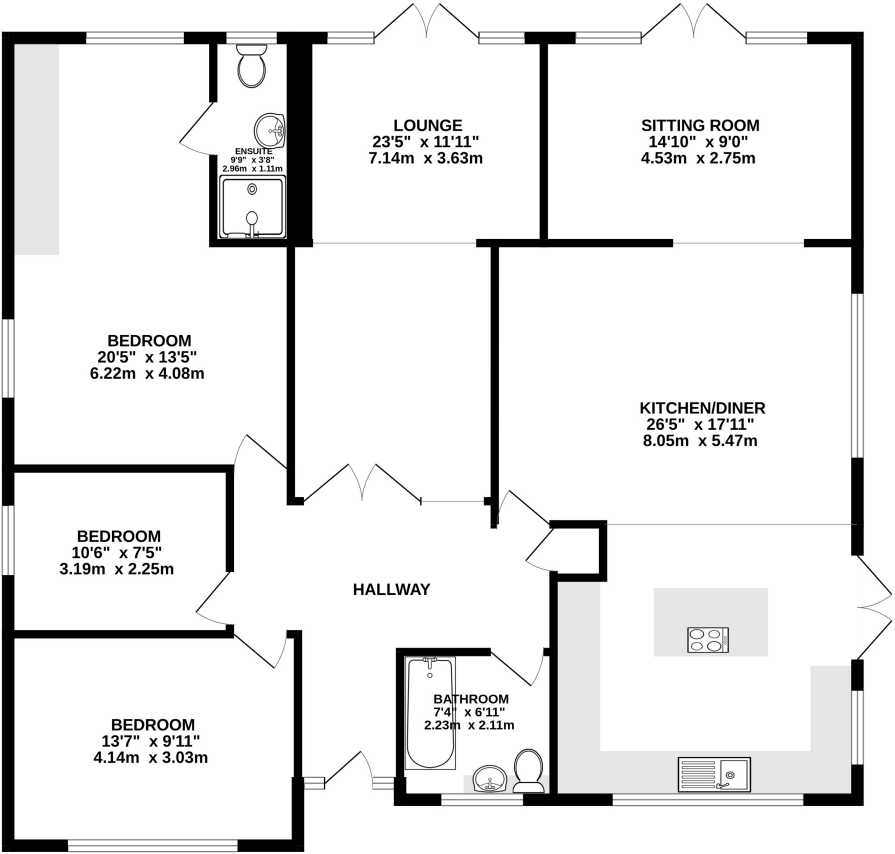
Beyond the walls, the lush gardens embrace the property, a testament to mature landscaping and impeccable care. The property's OFF-ROAD PARKING area easily accommodates several vehicles, complemented by a DETACHED GARAGE for added convenience. The REAR GARDEN, basking in the sun's embrace, delights in a SOUTH-FACING aspect.

For those eager to explore the possibilities this gem holds, don't hesitate to contact us at 01704 516 626 to arrange a viewing. With the added benefit of NO ONWARD CHAIN, this opportunity is as rare as it is exceptional. Experience the pinnacle of modern living in Freshfield - your new chapter starts here.





GROUND FLOOR  
1470 sq.ft. (136.5 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(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		



