



Larch Way, Formby,  
L37 1NB

**OFFERS OVER  
£300,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Set within a well-established residential setting, this attractive bungalow has been comprehensively refurbished and upgraded by the current owner since purchase in 2019, resulting in a well-presented home ready for immediate occupation. The property sits behind a generous driveway providing extensive off-road parking leading to the garage, with a SOUTH-FACING REAR ASPECT that brings excellent natural light into the principal living accommodation.

The internal layout is straightforward and well balanced, beginning with a central ENTRANCE HALL that provides access to all rooms. Positioned to the rear of the property, the LOUNGE enjoys pleasant views across the garden and provides direct access via French doors, creating a strong connection between indoor and outdoor living. The KITCHEN sits adjacent to the lounge and is arranged for practical day-to-day use, serving the main living space efficiently. This was replaced circa 2019 but would benefit from some upgrading.

The bungalow offers THREE BEDROOMS, with two positioned to the front elevation and a third located to the side, providing flexibility for family use, guests or home working. The BATHROOM has been replaced within the last few months and is fitted with a modern suite and contemporary tiling.

Further improvement works include upgrading of the electrical installation, replastering and redecoration, replacement windows and external doors, and installation of a central heating system with the boiler located in the loft. The loft is partially boarded and accessed via a drop-down ladder, offering useful storage. Externally, the REAR GARDEN is a manageable and private space enjoying its southerly orientation, while the driveway comfortably accommodates UP TO FOUR OR FIVE VEHICLES, an increasingly valuable feature for this style of property.







