



Dickinson Close,  
Formby, L37 4DA

**£450,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



Tucked away in a QUIET CUL-DE-SAC within walking distance of Formby village and the train station, this DETACHED BUNGALOW presents a rare opportunity to secure a home in a superb location. Well-maintained and offered with NO CHAIN, it combines convenience, comfort, and potential in equal measure.

The layout flows easily from the central HALLWAY, which connects all principal rooms. The bright and spacious LOUNGE is positioned to the front of the property, enjoying a large window that draws in natural light. The KITCHEN is fitted with INTEGRATED APPLIANCES and opens into a practical DINING AREA and CONSERVATORY, providing a sociable setting for everyday living.

The bungalow offers TWO BEDROOMS, each well-proportioned, and a modern SHOWER ROOM.

Externally, the property is particularly impressive. The LARGE WEST-FACING REAR GARDEN is a wonderful feature, planted with mature fruit trees including apple and pear, and offering excellent space for families, gardeners, or those who simply enjoy the outdoors. A driveway to the front provides OFF-ROAD PARKING and leads to a GARAGE, adding practicality to this already appealing home.







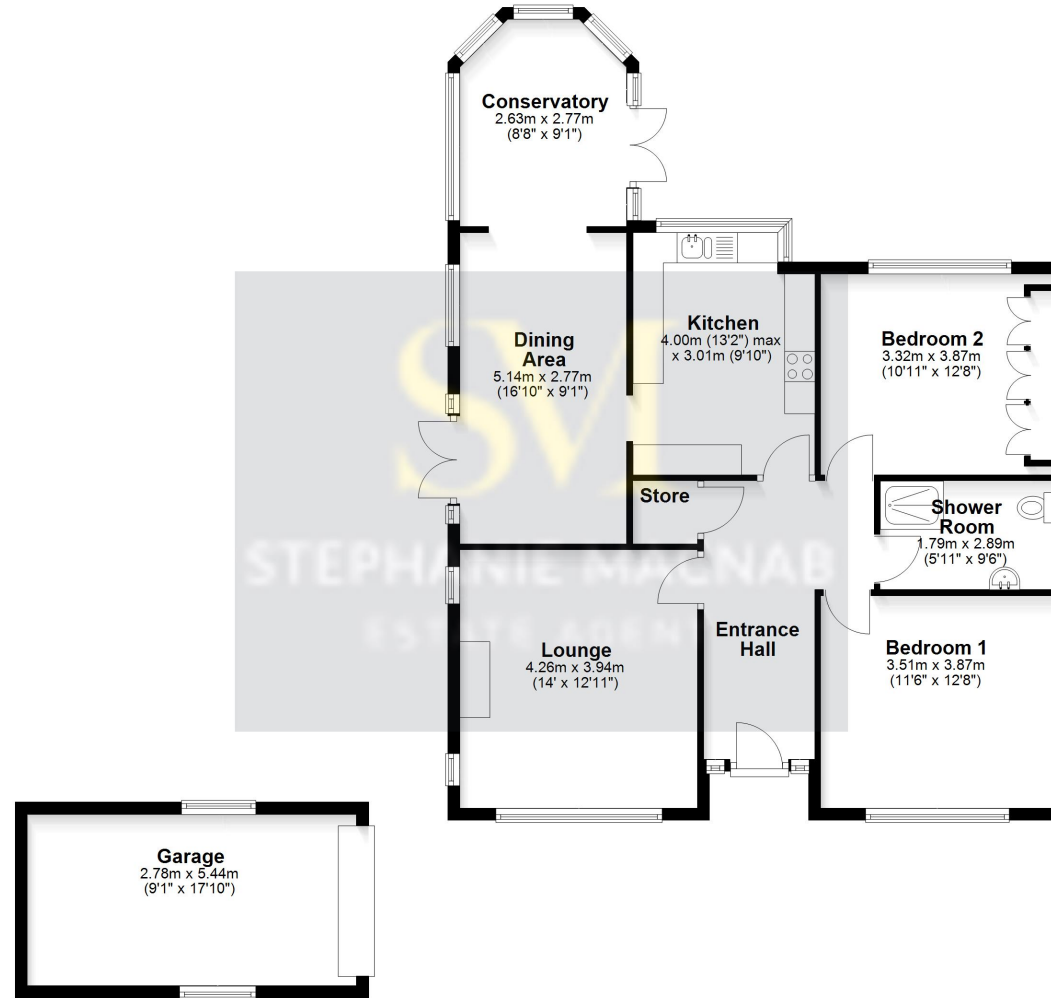






## Ground Floor

Approx. 113.0 sq. metres (1215.9 sq. feet)



Total area: approx. 113.0 sq. metres (1215.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(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		