



Larkhill Lane, Formby,
L37 1LU

OFFERS OVER
£500,000

SM

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ESTATE AGENT

A rare opportunity to purchase a DETACHED BUNGALOW on one of Formby's most desirable roads – LARKHILL LANE.

Enjoying a prime position with UNINTERRUPTED VIEWS over National Trust land known as “Larkhill Lane Fields”, this well-presented bungalow combines spacious accommodation with an enviable setting. The BORROWED LANDSCAPE to the front creates a beautiful and tranquil outlook, while the PRIVATE REAR GARDEN offers a peaceful retreat, surrounded by mature planting.

Internally, the property is beautifully maintained and offers flexible, well-proportioned living space. The central LOUNGE AND DINING AREA opens out to the garden, while the ORIGINAL PARQUET FLOORING in both the lounge and hallway adds warmth and character. The fitted KITCHEN is bright and modern.

There are THREE GENEROUS BEDROOMS, including a front-facing BEDROOM 2, which enjoys views of a STUNNING CHERRY BLOSSOM TREE. A CONTEMPORARY SHOWER ROOM and additional SITTING ROOM complete the internal layout.

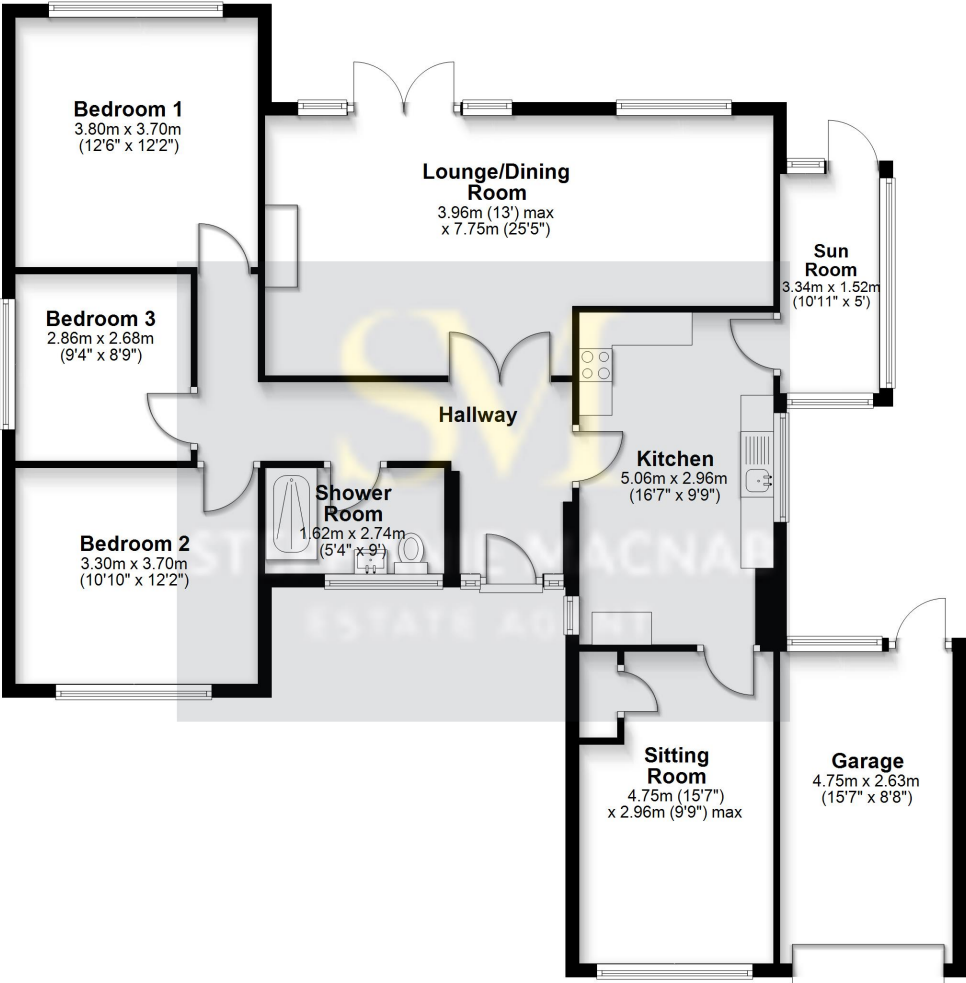
Externally, the bungalow sits on a broad plot with a lawned frontage, DRIVEWAY PARKING, and an ATTACHED GARAGE. The REAR GARDEN is beautifully landscaped, offering privacy, colour, and a perfect setting for summer entertaining.





Ground Floor

Approx. 128.3 sq. metres (1381.5 sq. feet)



Total area: approx. 128.3 sq. metres (1381.5 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+)	64	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

