



Bushbys Lane,  
Merseyside, L37 2DZ

**£550,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This substantial DETACHED FAMILY HOME enjoys a highly desirable setting just a STONE'S THROW FROM THE PINWOODS and is offered to the market with the benefit of NO ONWARD CHAIN. Extending to 1,900sq ft, the property provides spacious and well-balanced accommodation arranged over two floors, complemented by generous gardens to both front and rear.

The ground floor is approached via an inviting entrance hall leading to a large LOUNGE with dual aspects and French doors opening onto the garden. A separate DINING ROOM offers formal space for entertaining, while the KITCHEN/BREAKFAST ROOM provides an excellent everyday living and dining area, supported by a UTILITY ROOM. The layout also includes a STUDY, ideal for home working, a downstairs WC, and access to the integral GARAGE.

Upstairs, the home offers FOUR WELL-PROPORTIONED BEDROOMS, including a main suite with EN-SUITE bathroom, along with a family BATHROOM. The generous landing enhances the sense of space, with good natural light throughout.

Externally, the property is set back behind a well-stocked front garden with DRIVEWAY parking leading to the GARAGE. The REAR GARDEN is a particular feature, offering an excellent degree of privacy and space for outdoor living.

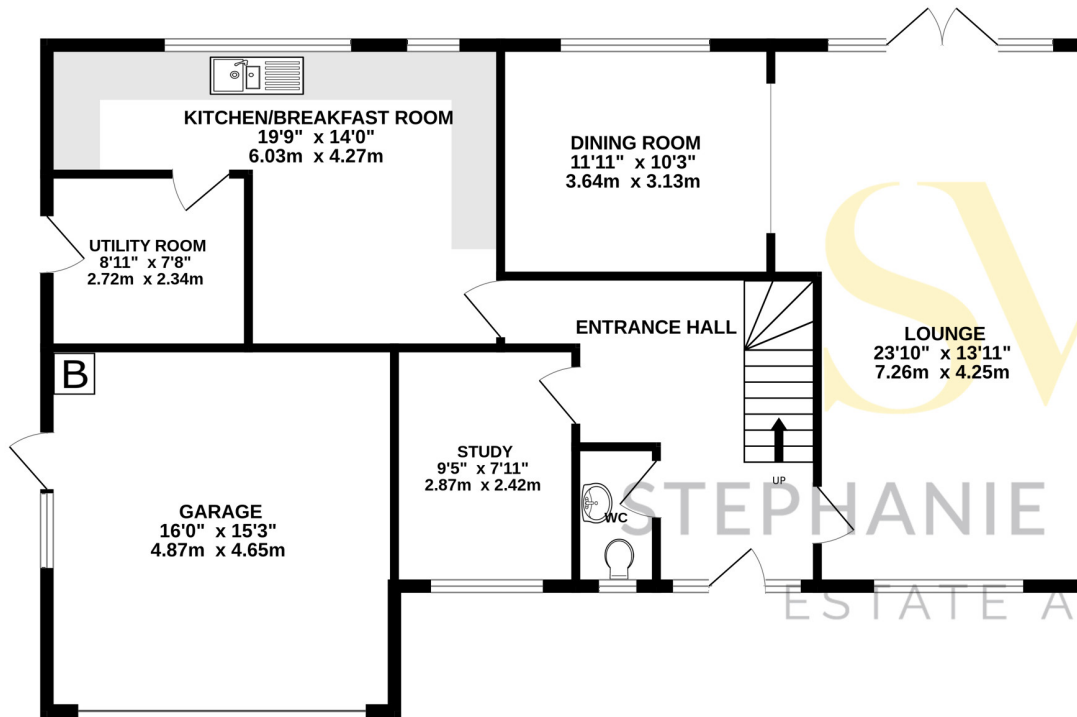
With its enviable location, family-friendly layout, and chain-free status, this home is an exciting opportunity to secure a prime address in Formby.



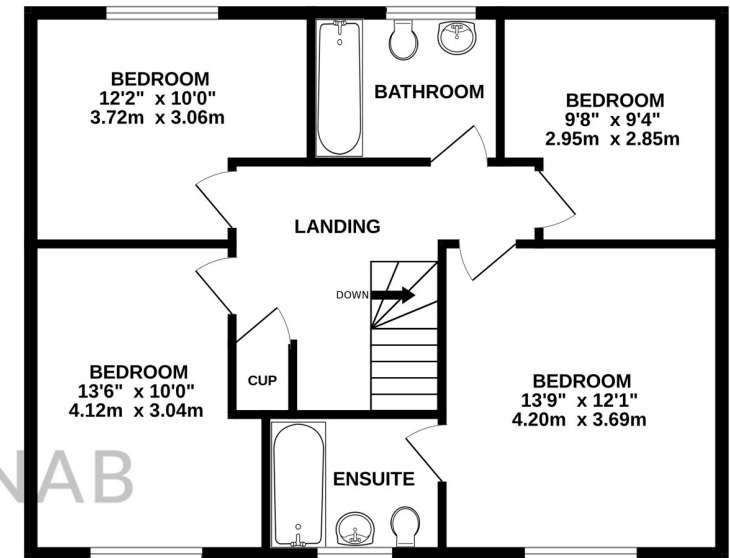




GROUND FLOOR  
1174 sq.ft. (109.1 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 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+)                                       |         |           |
| <b>A</b>                                    |         |           |
| (81-91)                                     |         |           |
| <b>B</b>                                    |         |           |
| (69-80)                                     |         |           |
| <b>C</b>                                    |         |           |
| (55-68)                                     |         |           |
| <b>D</b>                                    |         |           |
| (39-54)                                     |         |           |
| <b>E</b>                                    |         |           |
| (21-38)                                     |         |           |
| <b>F</b>                                    |         |           |
| (1-20)                                      |         |           |
| <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England, Scotland & Wales                   |         |           |

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