



Mounthouse Close,
Formby, L37 3LJ

£220,000

SM

STEPHANIE MACNAB
ESTATE AGENT

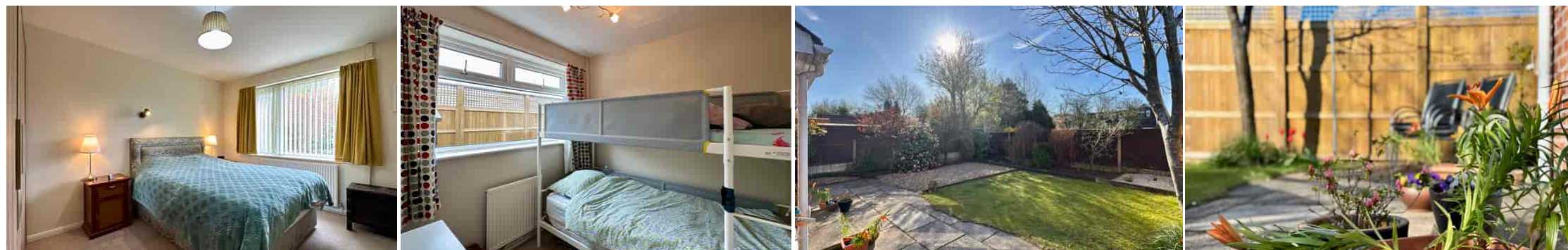
A beautifully maintained semi-detached BUNGALOW with a SOUTH-FACING GARDEN, tucked away in a CUL-DE-SAC.

This attractive TWO/THREE-BEDROOM bungalow offers stylish, low-maintenance living in a sought-after location within easy reach of local amenities. The property has been thoughtfully improved by the current owners, including the conversion of one bedroom into a bright and versatile SITTING ROOM or HOME OFFICE, complete with French doors opening directly onto the sun-filled rear garden.

The accommodation comprises a welcoming entrance HALL, a well-proportioned LOUNGE with space for both relaxing and dining, a modern fitted KITCHEN with integrated appliances, and a BATHROOM with both bath and separate shower. There are TWO BEDROOMS, plus a third room currently used as a sitting room/office — offering flexibility to suit your lifestyle.

Outside, the south-facing REAR GARDEN is a real highlight — laid to lawn with mature borders, patio areas for entertaining, and plenty of privacy. There's also a DETACHED GARAGE with a recently replaced roof and door, along with a spacious driveway providing ample off-road parking.

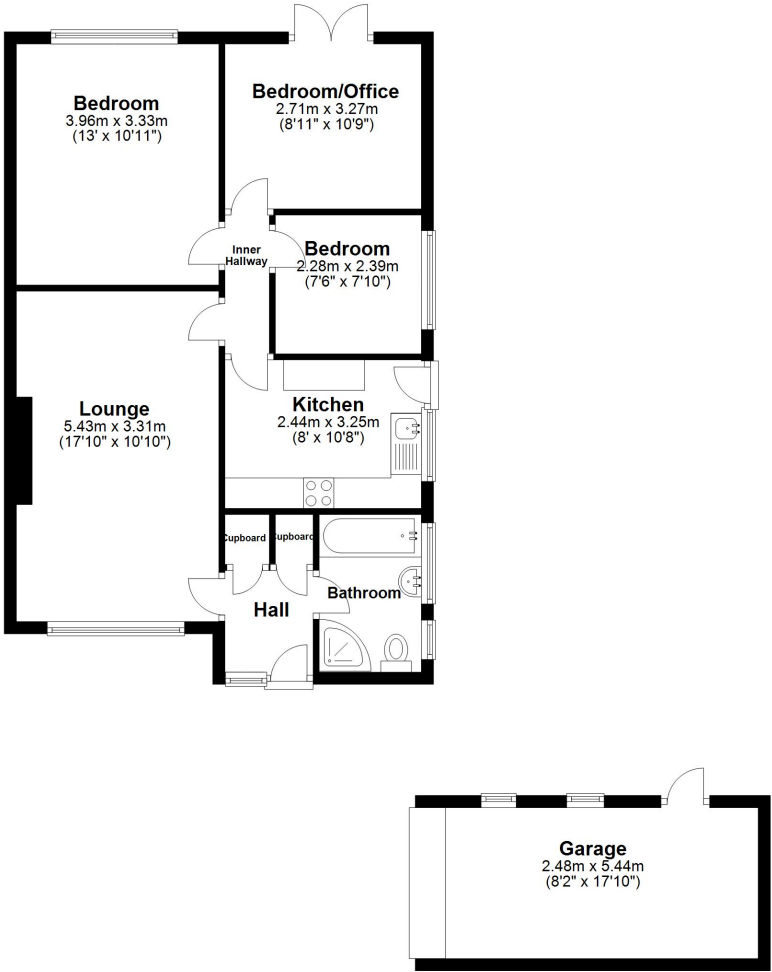
Viewing is recommended - call today on 01704 516 626.





Ground Floor

Approx. 79.2 sq. metres (852.8 sq. feet)



Total area: approx. 79.2 sq. metres (852.8 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	83
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

