



Greenloons Drive,  
Formby, L37 2LY

**OFFERS OVER**  
**£375,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

## SPACIOUS EXTENDED BUNGALOW

Nestled in the highly sought-after Greenloons Drive, this DETACHED bungalow sits on a GENEROUS 0.16-acre PLOT, offering a fantastic combination of space, comfort, and practicality. With a LARGE ENCLOSED REAR GARDEN, this home provides the perfect setting for relaxation, entertaining, and outdoor enjoyment.

### Well-Proportioned Living Space

The accommodation is well laid out, featuring a SPACIOUS LOUNGE that seamlessly flows into the DINING AREA, where French doors open onto the garden—bringing in plenty of natural light. Adjacent to this is a KITCHEN BREAKFAST ROOM, offering a great space for casual dining, along with a SNUG, perfect for unwinding with a good film or book. A UTILITY ROOM sits behind the garage, providing extra storage and workspace.

### Three Comfortable Bedrooms & Practical Features

The property offers THREE GOOD-SIZED BEDROOMS, a BATHROOM with a SEPARATE WC, and plenty of flexibility to suit a variety of needs.

### Convenient Parking & Storage

The CARPORT leads directly to the GARAGE, providing excellent storage and practicality—ideal for unloading shopping on rainy days or keeping vehicles sheltered.

### Recent Upgrades & Modernisation

- Extended in 2017, including upgraded electrics
- Worcester combi boiler installed in 2019
- Smart meters added for gas and electricity in 2023

This delightful bungalow is a rare find in such a prime location. Early viewing is highly recommended.

□ To arrange a viewing, call 01704 516 626

□ Follow us on Facebook & Instagram for updates





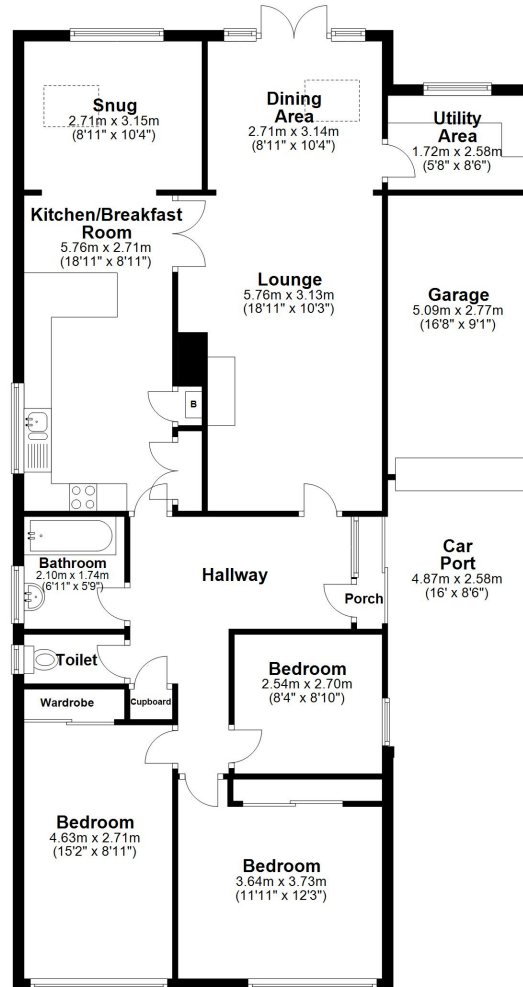








**Ground Floor**  
Approx. 130.2 sq. metres (1401.9 sq. feet)



Total area: approx. 130.2 sq. metres (1401.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	82
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	69	82
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>	69	82
(21-38)		
<b>F</b>		
(1-20)	69	82
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		