



Firs Link, Formby,
L37 1ND

Offers Over £550,000

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STEPHANIE MACNAB
ESTATE AGENT

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I'm sure most readers don't always believe the estate agents blurb, but this really is "a unique opportunity". From the 1970's bungalow, the property has been transformed into a contemporary and stylish home.

Occupying an enviable location, only a short walk to the nature reserve and beach... what more do you need?

From the moment you arrive at this property, you will not be disappointed! Not only does it exude quality craftsmanship, but the elegant presentation is also stunning.

The property occupies a generous plot 0.15 acre with a sunny SOUTH facing rear garden. The property is matched internally with a spacious floor area that covers approximately 2,000 sq ft.

The accommodation comprises - entrance hall, TWO BEDROOMS with a front-facing aspect, and an essential ground floor SHOWER-ROOM.

The lounge is a perfect sanctuary to unwind and relax after a busy day overlooking the beautiful garden.

The heart of the home is the FABULOUS KITCHEN, which opens into the ORANGERY with BI-FOLDING doors into the garden. Utility room.

Upstairs is the MASTER SUITE, with an elegant full-height window to enjoy the garden from an elevated vista, walk-in DRESSING AREA and EN-SUITE.

Outside, there is a CARRIAGE driveway and GARAGE. The rear garden is generous, private, mature and seasonally planted to offer enjoyment all year round. Timber GYM CABIN that could also be used as a HOME OFFICE.

NO ONWARD CHAIN. FREEHOLD.

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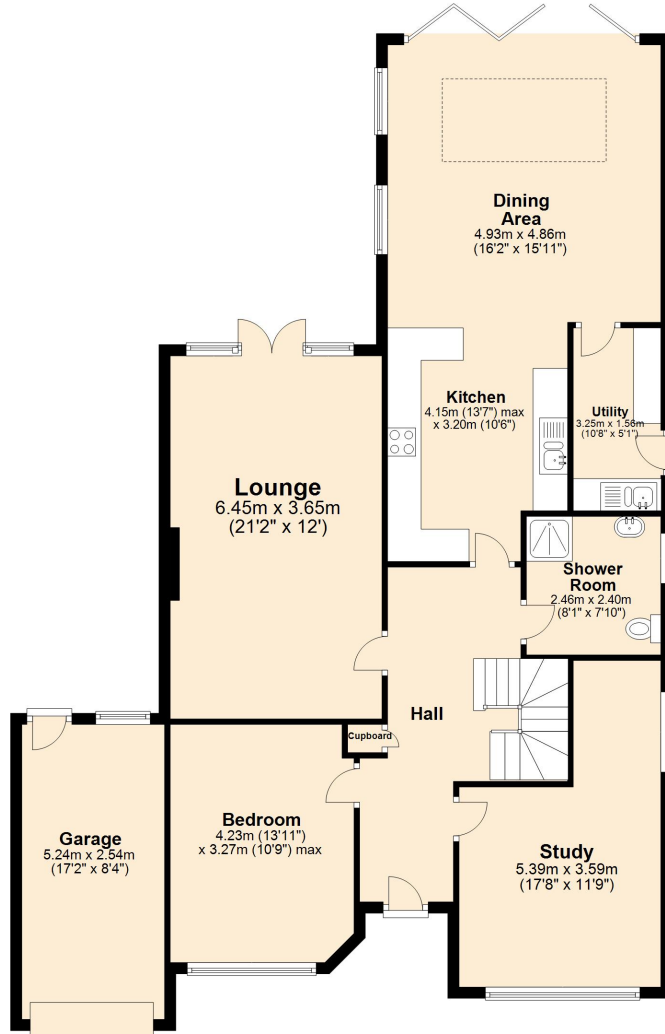




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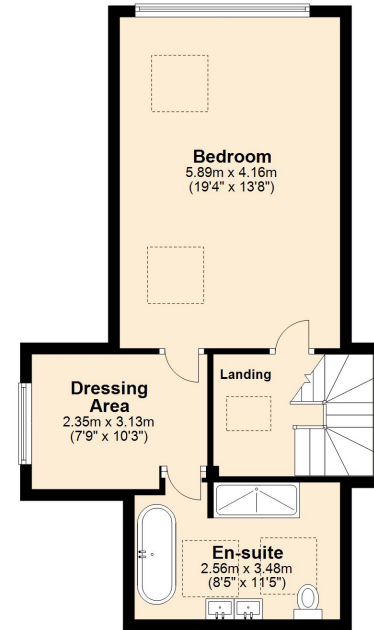
Ground Floor

Approx. 133.3 sq. metres (1434.8 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



Total area: approx. 184.9 sq. metres (1990.8 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 69 | 77 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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