



1 Squirrel Green,
Formby, L37 1NZ

£440,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Located in the popular and aptly named Squirrel Green, just off Harrington Road and close to the junction with Victoria Road, this well-presented three-bedroom detached bungalow occupies an enviable spot within this prestigious and highly sought-after area. The property offers a blend of immediate comfort and future potential. With its modern kitchen and well maintained interior, the property is ready for occupation, the property is clean, bright, and inviting, making it an ideal choice for those looking for a move-in ready home. For the more adventurous buyer, it also presents an exciting opportunity to reimagine the space and add your own personal touch.

The beautifully landscaped mature front garden boasts well-stocked borders filled with vibrant plants and shrubs, enhancing the home's curb appeal. The south-facing rear garden is equally impressive, offering a sunny, peaceful retreat perfect for relaxation, outdoor dining, or entertaining. Both the front and rear gardens have been meticulously maintained, providing a delightful outdoor space to enjoy throughout the year.

The accommodation comprises an entrance vestibule leading into a welcoming hallway, a bright and spacious rear lounge/dining room, a modern kitchen, three good-sized bedrooms, a family bath/shower room, and a conservatory that overlooks the rear garden.

The garage to the front of the property is accessed via a blocked paved driveway that offers ample parking space. Subject to the necessary consents, the garage could be converted into additional living or reception space if desired, adding flexibility and potential to this already versatile home.

Situated in close proximity to local shops, the renowned Formby Pinewoods, and the picturesque beach, this property is ideally located for those who appreciate natural beauty and convenient amenities. The area is also well-served by local transport links, ensuring easy access to ever popular village centre.

With its prime location, spacious accommodation, and potential for future development, this bungalow offers an exceptional opportunity for a range of buyers. Whether you're looking for a home that's ready to enjoy or a project to add value, this property is sure to impress.

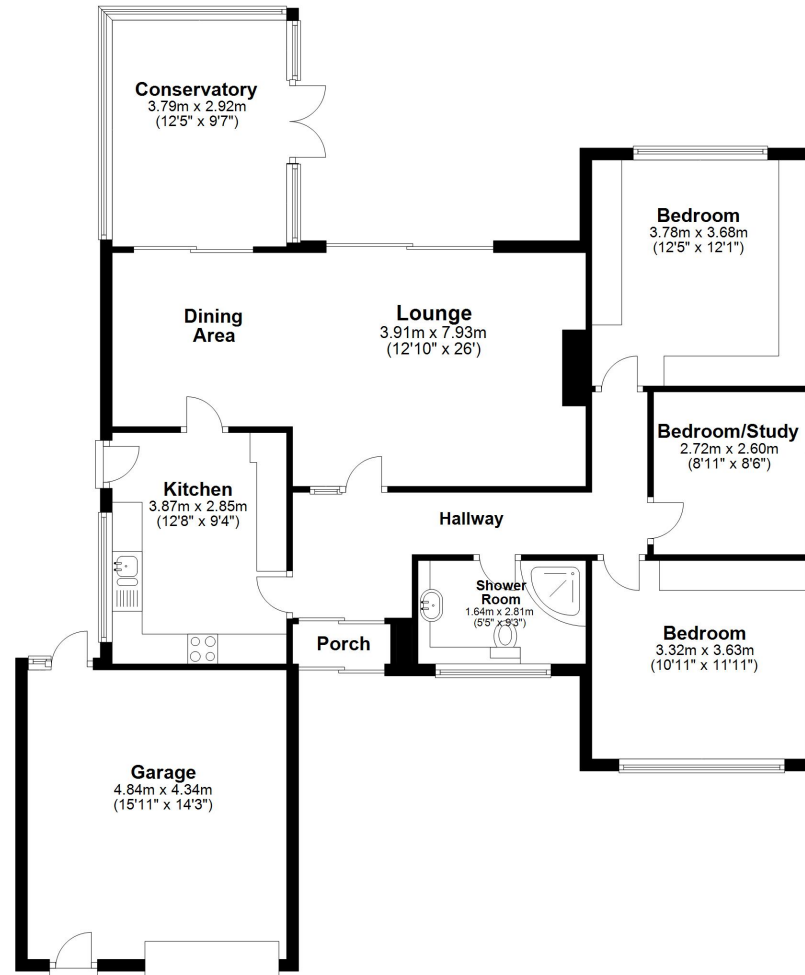
Available with NO ONWARD CHAIN and on a generous 0.15 acre FREEHOLD plot, this opportunity will not be around for long. Call us on 01704 516 626 for an early viewing.





Ground Floor

Approx. 123.9 sq. metres (1333.6 sq. feet)



Total area: approx. 123.9 sq. metres (1333.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

