



Mounthouse Close,
Formby, L37 3LJ

OFFERS OVER
£240,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Discover the potential of this SEMI-DETACHED DORMER BUNGALOW, owned and EXTENDED by the original owners. Located in a quiet CUL-DE-SAC, this home offers a solid foundation for those looking to modernise and create their perfect living space.

The ENTRANCE PORCH and HALLWAY lead to a front-facing LOUNGE that opens into the DINING AREA, providing a spacious layout. The KITCHEN is functional, and the DINING ROOM, which can also serve as a THIRD BEDROOM, overlooks the garden. A ground-floor WETROOM adds convenience.

Upstairs, you'll find TWO DOUBLE BEDROOMS and a WC.

The property features OFF-ROAD PARKING and a low-maintenance garden. The enclosed REAR GARDEN, with its appealing WEST-FACING aspect, is perfect for enjoying the afternoon sun. A large GARAGE offers ample storage and workspace.

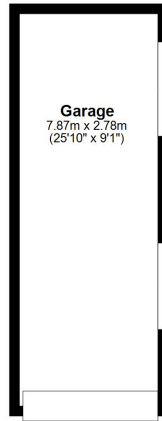
Priced to reflect the need for modernisation, this property is CHAIN-FREE and ready for your personal touch. Call today to arrange a viewing and explore the possibilities.



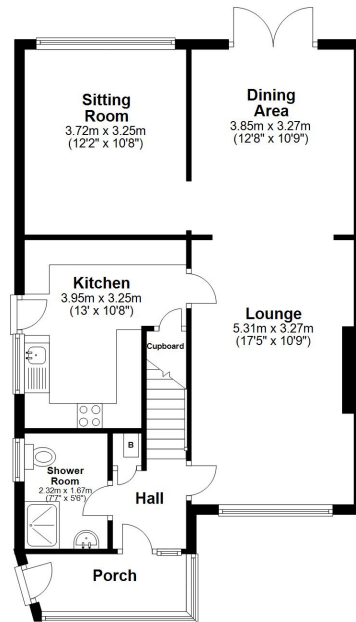


Ground Floor

Approx. 90.2 sq. metres (971.0 sq. feet)



Garage
7.87m x 2.78m
(25'10" x 9'1")



Sitting Room
3.72m x 3.25m
(12'2" x 10'8")

Dining Area
3.85m x 3.27m
(12'8" x 10'9")

Kitchen
3.95m x 3.25m
(13' x 10'8")

Lounge
5.31m x 3.27m
(17'5" x 10'9")

Shower Room
2.32m x 1.67m
(7'7" x 5'5")

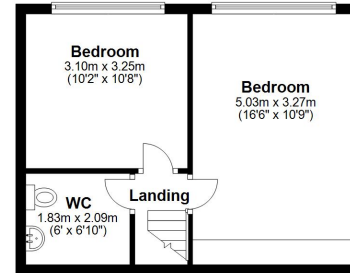
Hall

Porch

Total area: approx. 123.5 sq. metres (1329.3 sq. feet)

First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Bedroom
3.10m x 3.25m
(10'2" x 10'8")

Bedroom
5.03m x 3.27m
(16'6" x 10'9")

WC
1.83m x 2.09m
(6' x 6'10")

Landing

