



St Peters Close,
Formby, L37 1NL

Offers Over £385,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Spacious DETACHED BUNGALOW on a WIDE PLOT – HUGE POTENTIAL and NO ONWARD CHAIN.

Tucked away in a peaceful cul-de-sac, this detached true bungalow occupies a generous and notably wide plot measuring approximately 0.15 of an acre. Set behind a mature front garden with a sweeping driveway and double garage, the property enjoys a sense of privacy and space that's increasingly rare to find.

Internally, the layout offers over 1,400 sq. ft. of accommodation, including a large central hallway, three bedrooms, a spacious lounge with adjoining conservatory, and an open-plan kitchen/diner with views over the rear garden. The modern shower room has been recently upgraded and is complemented by useful built-in storage throughout the home.

The real opportunity lies in the scope to extend or remodel (subject to consents), with the wide plot offering exciting potential for transformation or simply modernisation to taste.

Externally, the rear garden is beautifully mature and private – a lovely spot to relax or entertain. The double garage and ample driveway provide plenty of parking and storage options.

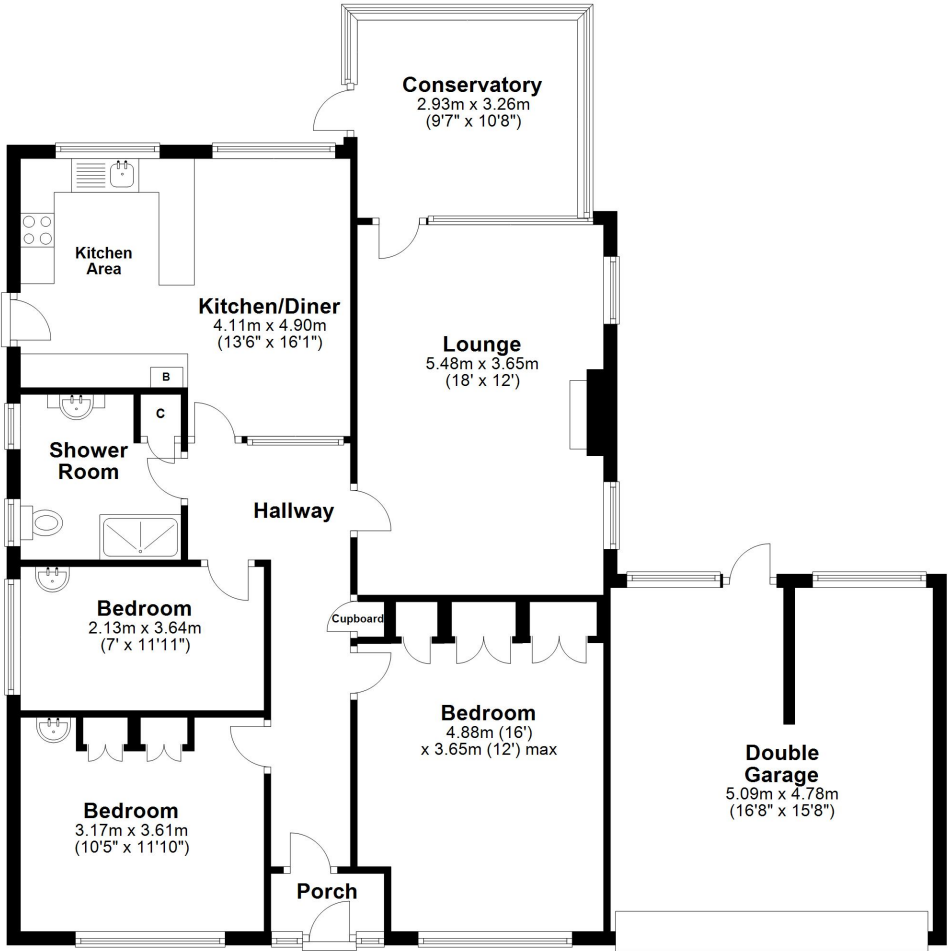
With no onward chain and a prime cul-de-sac setting, this is a rare opportunity to secure a versatile home in a desirable location.





Ground Floor

Approx. 130.1 sq. metres (1400.2 sq. feet)



Total area: approx. 130.1 sq. metres (1400.2 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	81
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		

