



Mounthouse Close,
Formby, L37 3LJ

£260,000

SM

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Set within a quiet residential setting, this well-maintained SEMI-DETACHED BUNGALOW presents an excellent opportunity for buyers seeking comfortable, single-level living with the added benefit of a SOUTH-FACING REAR GARDEN. The property is neatly positioned behind a front garden with driveway parking, leading to a garage, and is offered with NO ONWARD CHAIN, allowing for a straightforward and timely purchase.

The internal layout is both practical and welcoming. A central entrance hall provides access to all principal rooms, creating an easy, flowing arrangement typical of a well-designed bungalow. To the front of the property sits a spacious THROUGH LOUNGE DINER, a light-filled living space that comfortably accommodates both seating and dining areas. This room opens directly into a CONSERVATORY, which enjoys pleasant views across the rear garden and provides a natural extension to the main living accommodation.

The KITCHEN is positioned conveniently off the hall and provides ample storage and worktop space, arranged in a practical layout well suited to everyday use. The bungalow also offers TWO WELL-PROPORTIONED BEDROOMS, both enjoying a pleasant outlook.

The SHOWER ROOM has been recently upgraded and now features a contemporary finish with UNDERFLOOR HEATING, adding a welcome touch of comfort and practicality. Externally, the REAR GARDEN is a particular highlight, enjoying a sunny southerly aspect and offering a manageable yet private outdoor space, while the front garden, DRIVEWAY and GARAGE provide excellent parking and storage options.

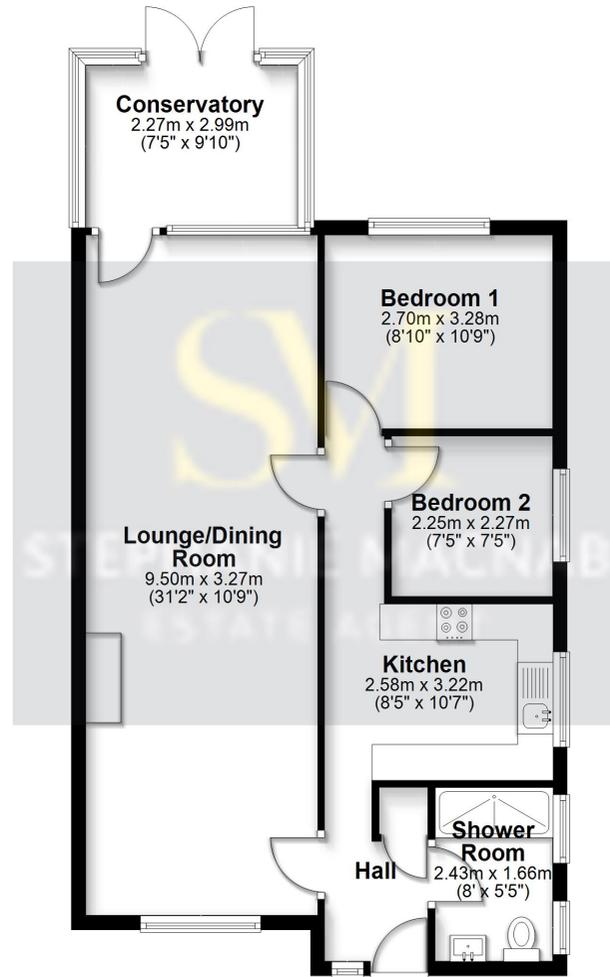
Overall, this is a neatly presented and thoughtfully arranged bungalow, ideal for downsizers, retirees or anyone seeking single-storey living in a well-established location.





Ground Floor

Approx. 71.9 sq. metres (774.1 sq. feet)



Total area: approx. 71.9 sq. metres (774.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	77

EU Directive
2002/91/EC

