



Maple Close, Formby,
L37 2LS

£1,500 pcm

SM

STEPHANIE MACNAB
ESTATE AGENT

Immaculate DETACHED BUNGALOW in a quiet cul-de-sac

Situated on the doorstep of the pinewoods and just a short walk from the beach, this pristine bungalow offers peaceful living in a prime location.

Upon arrival, you'll be impressed by the property's smart exterior. This theme continues as you cross the threshold into the wide, bright, and spacious ENTRANCE HALL, which seamlessly draws you into the OPEN-PLAN LOUNGE and KITCHEN with a modern aesthetic. The BI-FOLDING DOORS that open onto the garden, extending the living space and creating a perfect indoor-outdoor flow.

The bungalow boasts TWO DOUBLE BEDROOMS and a BATHROOM. The second bedroom features an EN-SUITE SHOWER ROOM for added convenience.

The property is offered UNFURNISHED.

Outside, there is OFF-ROAD PARKING leading to the GARAGE. The REAR GARDEN is enclosed and low-maintenance, providing the perfect space to relax and unwind during the summer months.

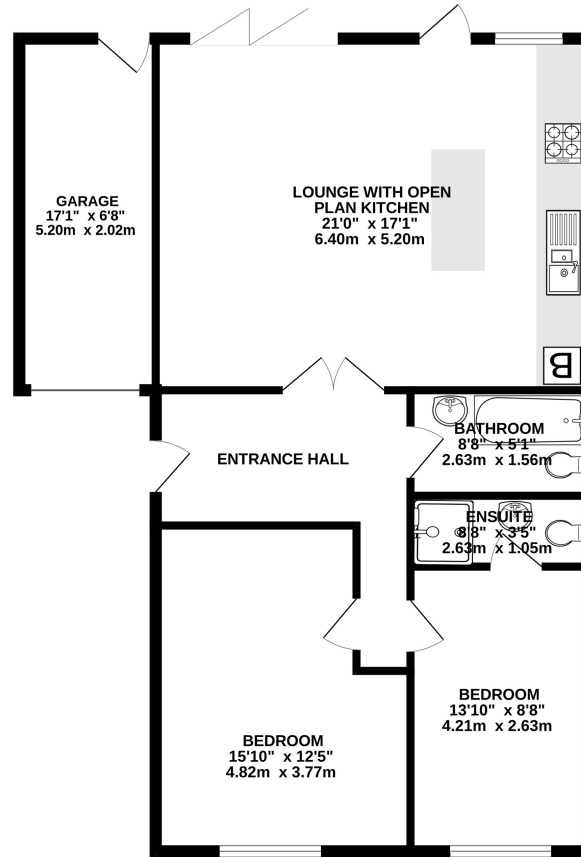
Tenants will be subject to referencing, and a deposit and advance rent will be required.

Call now to arrange your viewing: 01704 516 626.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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	

