



Orms Way, Formby,  
L37 3HX

**OFFERS OVER  
£400,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Tucked away in a QUIET CUL-DE-SAC right in the heart of the village, this DETACHED BUNGALOW offers well-balanced accommodation in a highly convenient setting. The property sits in a generous plot with gardens to both front and rear, together with a driveway and GARAGE, making it an attractive prospect for buyers seeking a home within easy reach of village amenities.

The accommodation is arranged around a WELCOMING HALLWAY and includes a bright and spacious LOUNGE with dual-aspect windows and a feature fireplace, creating a comfortable and inviting reception space. The well-planned KITCHEN/DINER enjoys views over the garden and provides ample space for everyday dining, while a further room adjoining the kitchen is ideally suited as a HOME OFFICE, hobby area, or utility room.

There are TWO DOUBLE BEDROOMS, each of generous proportions, complemented by a modern SHOWER ROOM. In addition, a substantial loft space provides excellent storage and adds valuable flexibility to the home.

Externally, the property has a mature rear garden offering privacy and space for outdoor entertaining, with the added advantage of a GARAGE and driveway to the front. With its enviable location, versatile layout, and easy access to the village centre, this home combines comfort, convenience, and charm.

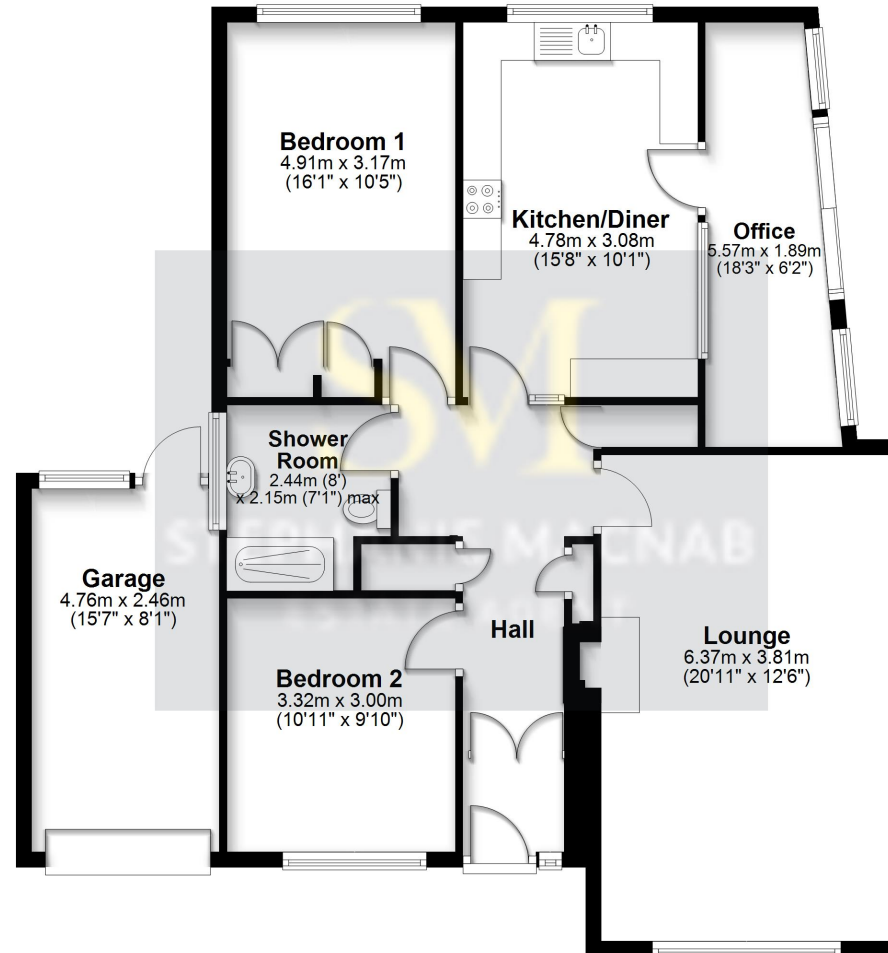






## Ground Floor

Approx. 106.4 sq. metres (1145.7 sq. feet)



Total area: approx. 106.4 sq. metres (1145.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
EU Directive 2002/91/EC		
England, Scotland & Wales		



