



Barkfield Lane, Formby,  
L37 1LZ

**Offers Over £450,000**

**SM**

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ESTATE AGENT



This IMPRESSIVE DETACHED BUNGALOW has been beautifully EXTENDED and enhanced by the current owners, creating a stylish and effortlessly MOVE-IN-READY HOME.

Offering a hassle-free lifestyle, this property allows you to simply step inside and make it your own. The FLOORPLAN showcases the THOUGHTFUL ALTERATIONS, and the journey begins the moment you arrive, where the new driveway, plantation shutters, and undeniable KERB APPEAL set the tone.

Inside, the space is just as inviting. The bright and airy DINING HALL welcomes you in, leading to the fully integrated KITCHEN. The LOUNGE is a cosy retreat, perfect for unwinding by the fire on cooler evenings. The STUNNING ORANGERY, added in 2023, features BI-FOLD DOORS opening to a WESTERLY ASPECT, bathing the space in evening sunlight. Overlooking the LANDSCAPED REAR GARDEN, the orangery also boasts underfloor heating, ensuring year-round comfort.

The MAIN BEDROOM is a private sanctuary, complete with fitted wardrobes, a DRESSING AREA, and an EN-SUITE, offering both luxury and privacy. A SECOND DOUBLE BEDROOM and a STYLISH SHOWER ROOM provide the perfect space for guests.

The impeccable attention to detail continues outdoors, with tasteful, low-maintenance gardens designed for relaxation.

The photos showcase this TURNKEY HOME in its best light, but nothing compares to seeing it in person. Call today to arrange your viewing – this exceptional home won't be available for long!





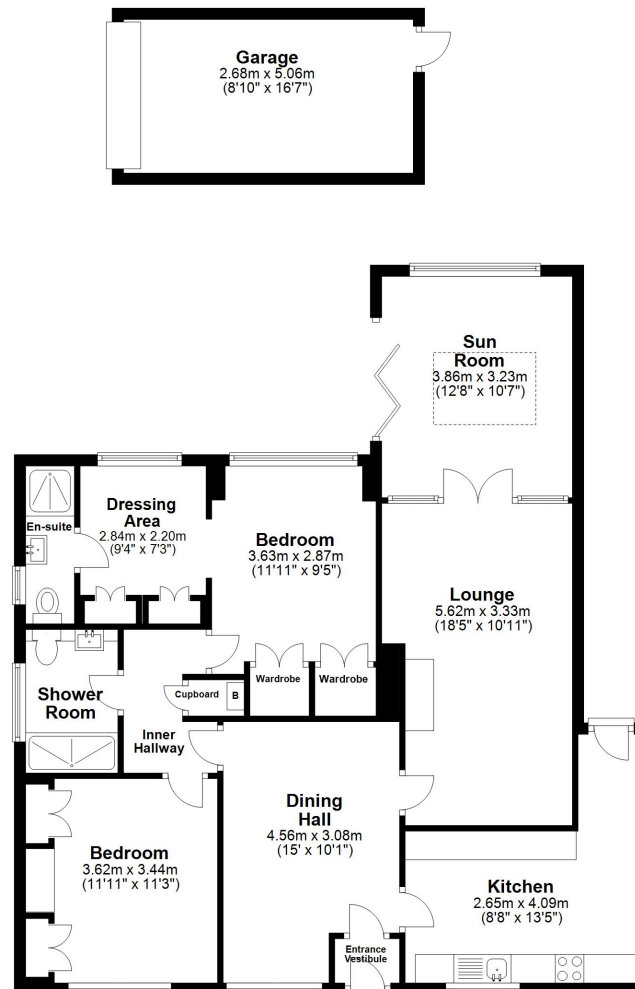






## Ground Floor

Approx. 116.4 sq. metres (1252.5 sq. feet)



Total area: approx. 116.4 sq. metres (1252.5 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		G
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		