



Meols Close, Formby,  
L37 4DJ

**OFFERS OVER**  
**£375,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Nestled in a peaceful CUL-DE-SAC just a SHORT STROLL from FORMBY VILLAGE and TRAIN STATION, this generous DETACHED BUNGALOW offers an enviable combination of space and convenience.

Step inside to a wide and welcoming HALLWAY with ample storage, leading to a bright, front-facing LOUNGE that radiates warmth and charm. At the rear, you'll find an impressively spacious SITTING ROOM, currently used as a dining room, perfect for entertaining or relaxing. The large, well-equipped KITCHEN boasts an excellent range of units and appliances, ideal for any home cook.

The property features THREE GOOD-SIZED BEDROOMS and a recently updated modern SHOWER ROOM, catering to your practical needs.

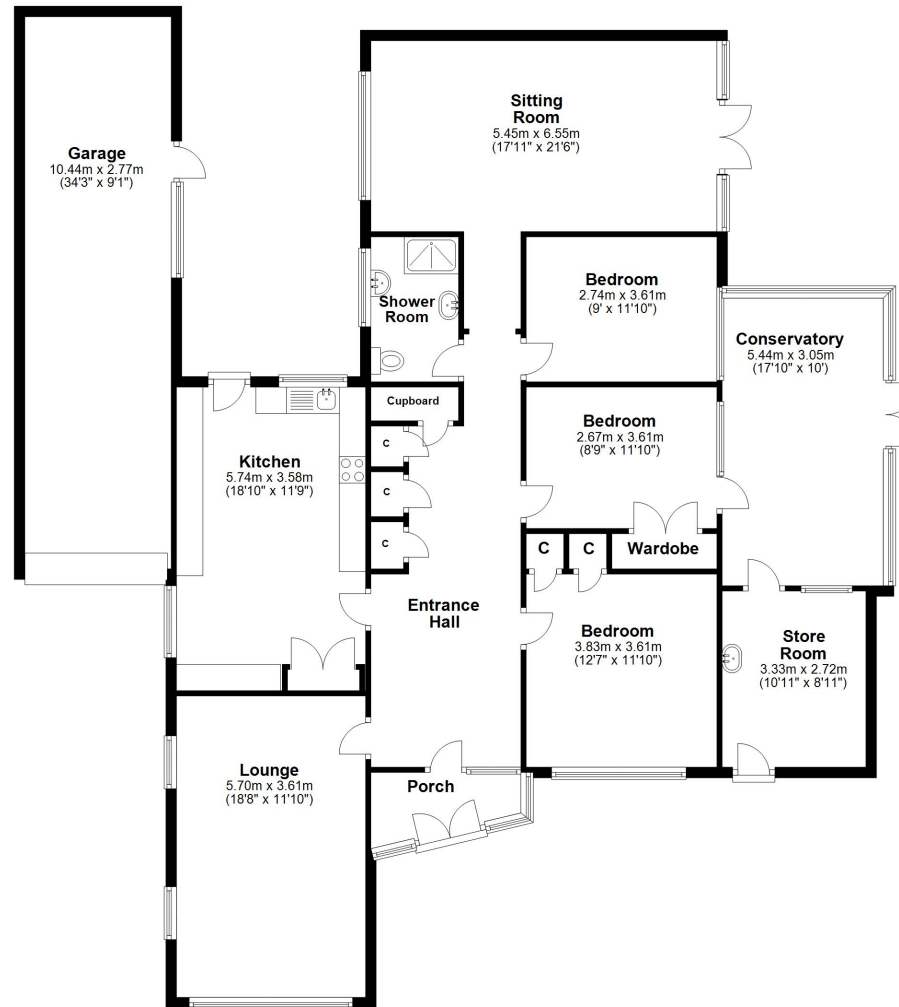
Situated on a 0.12-acre plot, the WEST-FACING rear garden. A block-paved driveway provides OFF-ROAD PARKING for up to three cars, complemented by a GARAGE for additional storage.

NO ONWARD CHAIN ensures a seamless buying process. Don't miss out on this fantastic opportunity—call us today to arrange a viewing on 01704 516 626.





**Ground Floor**  
Approx. 191.8 sq. metres (2064.9 sq. feet)



Total area: approx. 191.8 sq. metres (2064.9 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	