



Coniston Road,
Formby, L37 2JR

Offers Over £350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This BUNGALOW is an absolute delight, and moving into this home will certainly be a pleasure.

You will appreciate the KERB APPEAL and CONDITION from the moment you arrive at this property, which continues when you cross the threshold.

The OPEN PLAN KITCHEN DINER with the LOUNGE adjacent is certainly the heart of the home. The perfect space for everyday life and entertaining family and friends. There are TWO DOUBLE BEDROOMS on the ground floor and a SHOWER ROOM.

Upstairs, there is the THIRD BEDROOM and SHOWER ROOM.

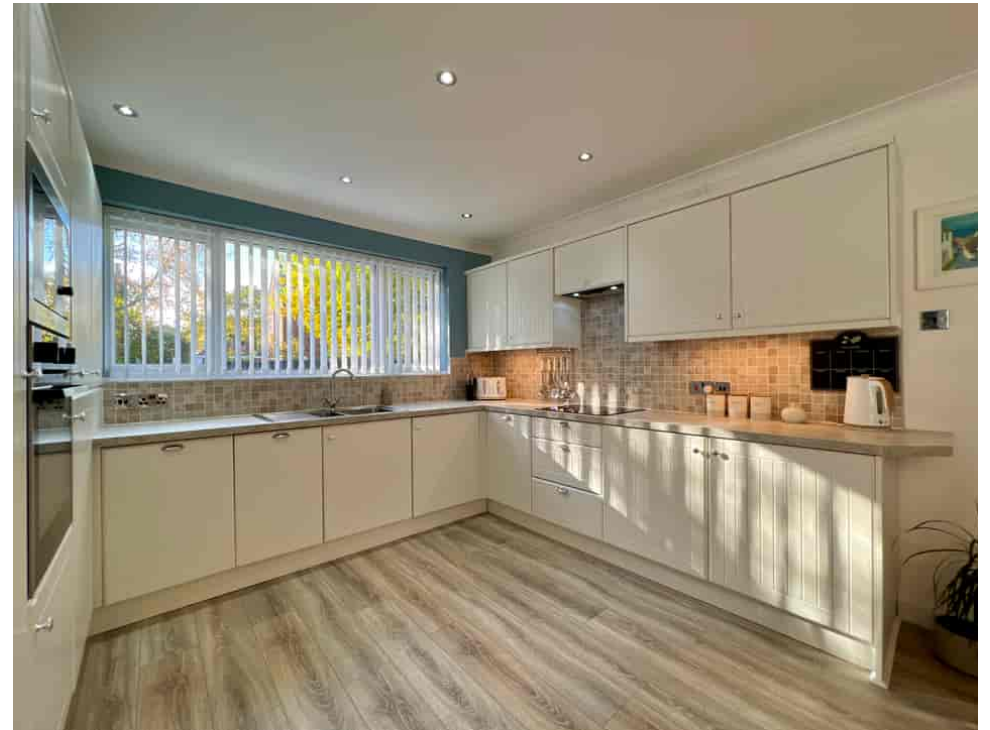
The driveway provides OFF-ROAD parking for several cars and leads to the GARAGE. The enclosed rear garden is both pleasant and low-maintained with a sunny SOUTH-facing aspect.

The works undertaken by the vendors include:-

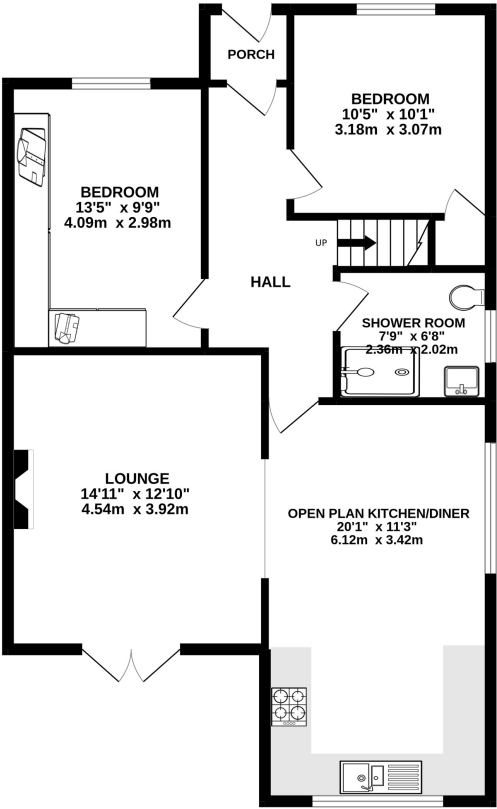
- New Worcester combi boiler and radiators
- New windows and front door
- New kitchen with integrated appliances
- New shower rooms
- The front elevation has been rendered, and the fascia replaced
- New driveway and electric garage door
- Landscaped rear garden

I doubt this property will be available long. So, call to avoid disappointment!! Follow us on Facebook and Instagram.

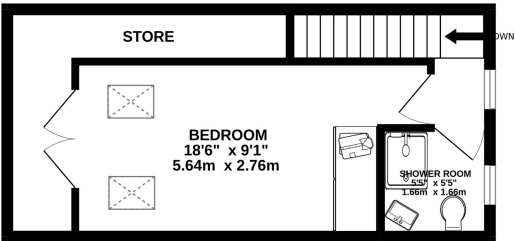




GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	