



Heydon Close, Formby,
L37 2YX

OFFERS OVER
£550,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A STUNNING, FULLY RENOVATED DETACHED BUNGALOW offering a true turnkey lifestyle, finished to an exceptional standard throughout. With STRIKING KERB APPEAL, featuring smart render and cedar cladding, and a BEAUTIFULLY EXTENDED OPEN PLAN LIVING SPACE with vaulted ceilings and bi-fold doors, this is a home that stands out immediately and delivers on both style and substance.

The property opens into a welcoming ENTRANCE HALL, leading through to a spacious L-SHAPED LOUNGE/DINER with large picture windows, creating a bright and comfortable everyday living space. To the rear, the heart of the home is the OPEN PLAN KITCHEN / SITTING / DINING AREA, thoughtfully designed with a vaulted ceiling and full-width BI-FOLD DOORS, flooding the space with natural light and seamlessly connecting the indoors with the garden.

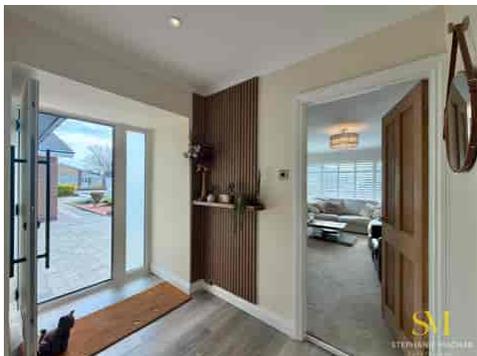
The interior is equally as smart, with THREE WELL-PROPORTIONED BEDROOMS and a modern FAMILY BATHROOM, all presented in excellent condition following a comprehensive programme of works by the current owner, including the extension, replacement roof, windows, fascias and full external facelift.

Externally, the rear GARDEN has been carefully landscaped to offer distinct seating areas, with a patio ideal for morning coffee and a raised deck perfectly positioned to enjoy the afternoon and evening sun. There is also a GARAGE with electric door, along with a BLOCK-PAVED DRIVEWAY providing ample OFF-ROAD PARKING.

Set within a QUIET CUL-DE-SAC and just a stone's throw from Cambridge Fields, leading through to the Pinewoods and beach, the location is ideal for walks and particularly suited to dog owners. Positioned between St Luke's Primary School and Range High School, the property will appeal to both downsizers seeking single-level living and families alike.

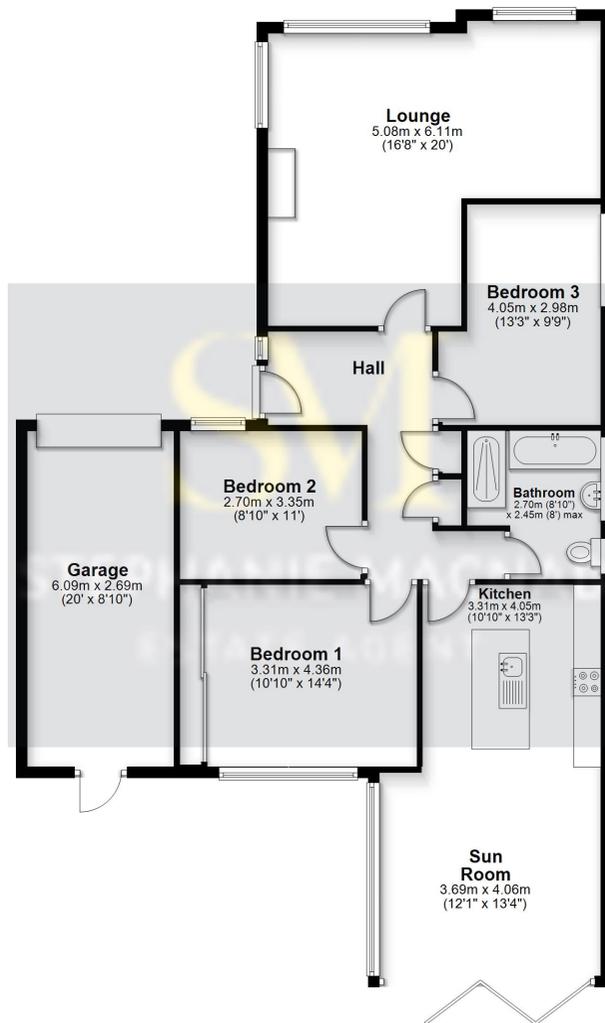
Offered with NO ONWARD CHAIN, this is a rare opportunity to acquire a high-quality, move-in ready home in a sought-after location.







Ground Floor
Approx. 142.2 sq. metres (1530.2 sq. feet)



Total area: approx. 142.2 sq. metres (1530.2 sq. feet)

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

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