



Pinewood Close,  
Formby, L37 2HX

**Offers Over £300,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Nestled in a PEACEFUL CLOSE, this delightful SEMI-DETACHED BUNGALOW has been the cherished home of its current owners for over 30 years. While the property would benefit from updating, it is perfectly liveable and offers a wonderful opportunity to create your ideal living space.

The accommodation is generous in size, starting with a welcoming ENTRANCE HALL that leads into a spacious LOUNGE, perfect for relaxation. The adjoining sun room, though in need of some TLC, provides additional living space with great potential. The KITCHEN, updated in recent years, features a large picture window overlooking the pleasant rear garden, offering a delightful view while you dine.

The bungalow boasts THREE BEDROOMS. One is currently used as a dining room, but could easily be converted into a study or retained as a bedroom, offering flexible living arrangements to suit your needs. A functional BATHROOM serves the property, ready for your personal touch to transform it into a contemporary space.

Enjoy the sizeable front and back gardens, ideal for outdoor activities, gardening enthusiasts, or simply unwinding in a private setting. The property also benefits from OFF-ROAD PARKING and a GARAGE, adding convenience and storage options.

Located within easy reach of Cambridge Fields and the Pinewoods, this home is perfect for dog lovers and outdoor enthusiasts. The village and train station are also easily accessible, providing excellent connectivity and local amenities.

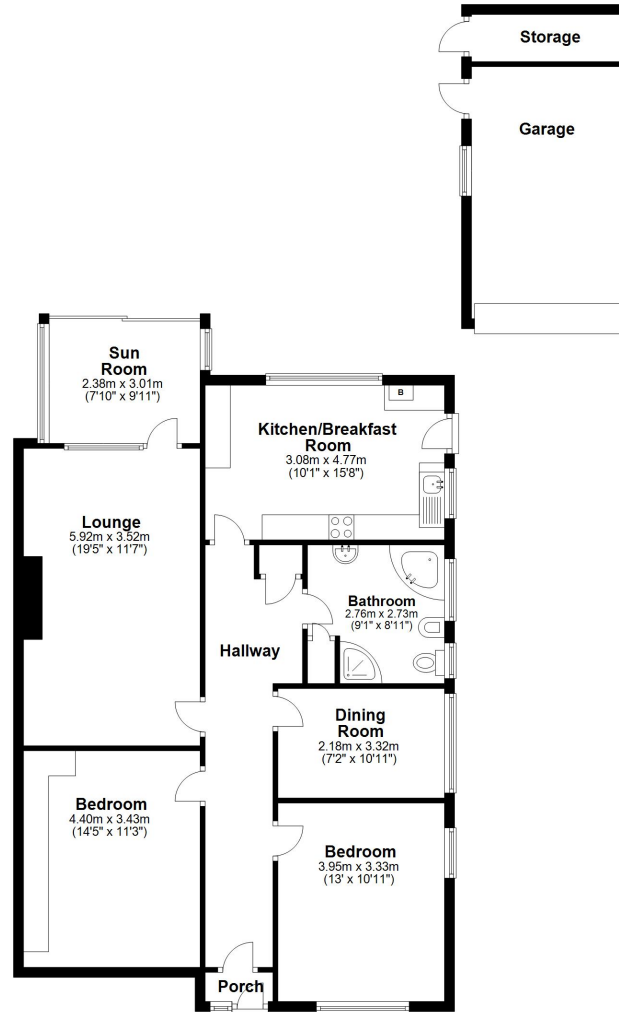
This bungalow represents an exciting opportunity to modernise and make it your own. Its tranquil location ensures a pleasant living environment, making it an ideal choice for families, retirees, or investors. Arrange a viewing today and start envisioning the potential this property holds.

NO ONWARD CHAIN.





**Ground Floor**  
Approx. 122.2 sq. metres (1315.6 sq. feet)



Total area: approx. 122.2 sq. metres (1315.6 sq. feet)

Plan produced using PlanUp.

