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Local knowledge, national reach

Harrington Road, Formby, L37



**£419,950**

- NO ONWARD CHAIN
- Highly Sought After Location
- Detached True Bungalow
- Lounge & Kitchen/Diner
- 3 Bedrooms
- Wet Room & Bathroom
- Large Plot & Well-Maintained Gardens
- EPC rating D

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## Detached True 3 Bedroom Bungalow | Sought-After Formby Location

Situated in a highly desirable residential area of Formby, this well-presented detached true bungalow offers spacious and versatile accommodation, ideal for downsizers, families, or those seeking single-level living.

The property is set back from the road behind a generous driveway providing ample off-road parking, leading to an attached garage. A well-maintained front lawn and mature planting create excellent kerb appeal, while the overall plot offers a pleasant sense of space and privacy.



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Internally, the bungalow offers three well-proportioned bedrooms alongside bright and comfortable living accommodation, with scope for personalisation or modernisation to suit individual tastes. The spacious living room benefits from dual aspect windows and large patio doors, allowing an abundance of natural light and providing a seamless connection to the garden. The property also features a modern kitchen diner, offering a stylish and practical space ideal for everyday living and entertaining.

Externally, the property benefits from private gardens, perfect for relaxing, entertaining, or enjoying the peaceful surroundings. The location is a key highlight, with Formby's excellent local amenities, schools, transport links, and coastal attractions all within easy reach.

Offered for sale with no onward chain, this attractive detached bungalow presents a fantastic opportunity to secure a home in one of Formby's most popular areas.

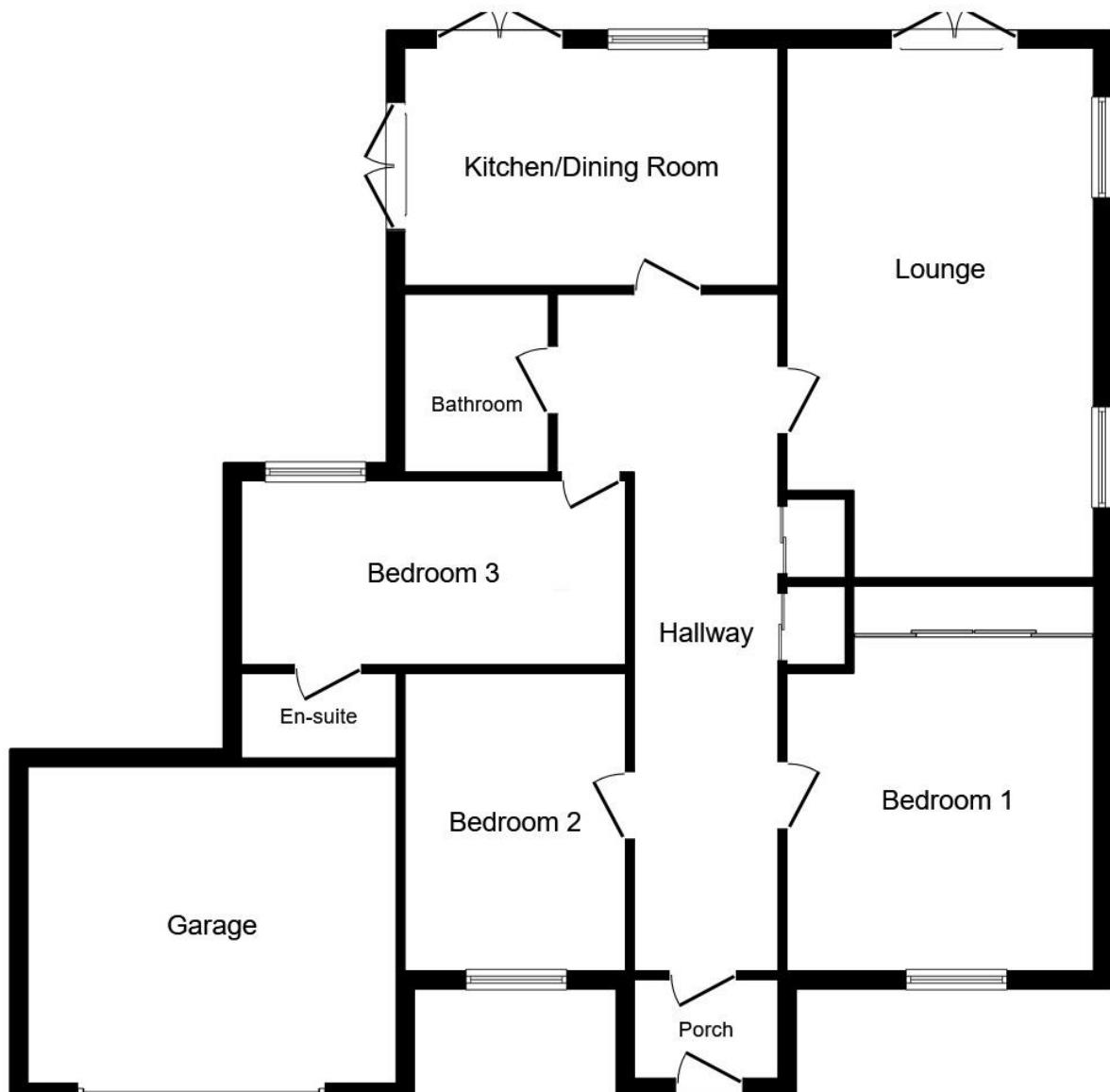
Early viewing is highly recommended.

#### Disclaimer

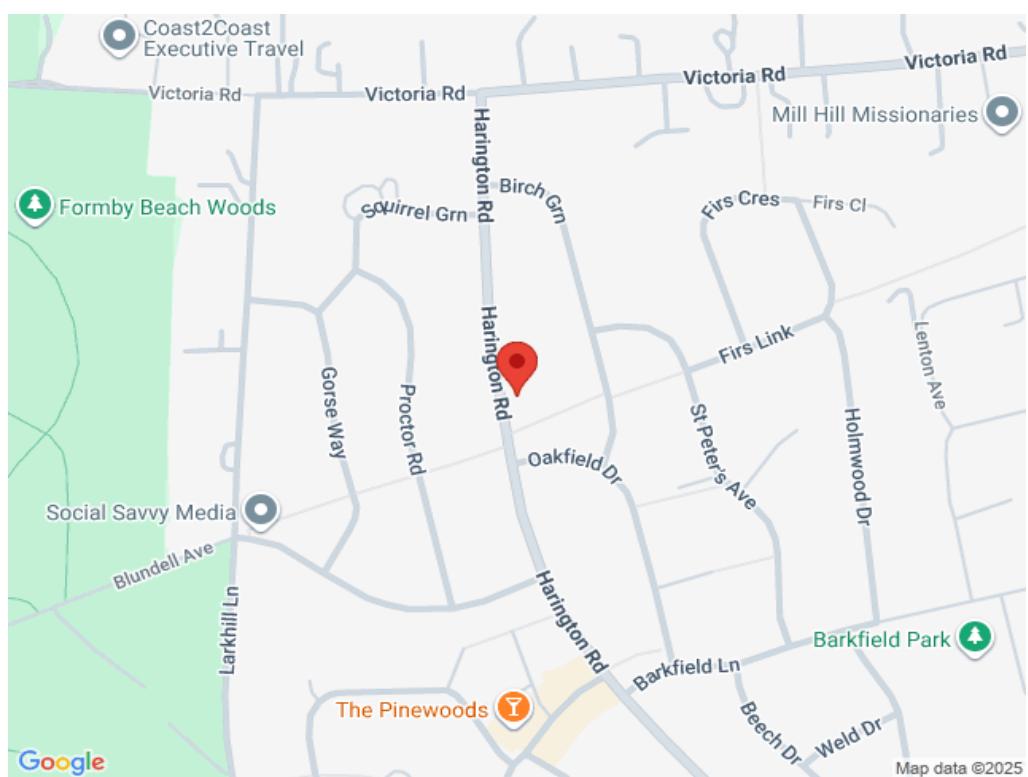
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Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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