



24 Beech Drive, Formby

£279,000 Freehold

Delightful two-bedroom semi-detached bungalow on popular Beech Drive • Generous lounge with parquet flooring and patio doors overlooking west-facing garden • Dual-aspect breakfast kitchen with ample space and plenty of storage • Good-sized rear garden, off-road parking for two cars, and detached garage with ample storage • Separate WC and shower room for added convenience • Well-proportioned bedrooms, with bedroom one featuring fitted wardrobes



Offered for sale with no onward purchase, this delightful two-bedroom semi-detached bungalow is perfectly situated on the ever-popular Beech Drive. This charming home provides an excellent opportunity for buyers seeking comfortable, single-level living in a sought-after location. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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GROUND FLOOR



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 misstatement. 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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Offered for sale with **no onward purchase**, this delightful two-bedroom semi-detached bungalow is perfectly situated on the ever-popular Beech Drive. This charming home provides an excellent opportunity for buyers seeking comfortable, single-level living in a sought-after location close to local amenities and natural beauty. The accommodation is well-balanced and thoughtfully laid out, with a welcoming hallway providing access to all rooms. The generous lounge, featuring attractive parquet flooring, benefits from patio doors that allow an abundance of natural sunlight to flood in from the South Westerly facing garden, creating a bright and inviting living space. The **dual-aspect breakfast kitchen offers an abundance of space and plenty of storage**, making it ideal for both everyday living and entertaining.

Both bedrooms are well-proportioned, with bedroom one featuring fitted wardrobes.

There is also a separate WC and a shower room, adding to the convenience and functionality of the home.

Outside, the property benefits from a good-sized rear garden, off-road parking for two vehicles, and a detached garage, offering ample storage.

Ideally positioned within easy reach of **Formby village, the coast, Squirrel Reserve, local amenities, and excellent transport links**, this charming bungalow enjoys a superb location that blends convenience with natural surroundings.

