



33 Phillips Lane, Liverpool, L37 4AY Offers in the region of £325,000

Situated in one of Formby's most sought-after residential locations, this well-presented three-bedroom detached bungalow on Phillips Lane offers spacious and versatile accommodation, ideal for a range of buyers including downsizers, families, and those seeking single-level living.

The property briefly comprises a welcoming entrance hallway, a bright and generously proportioned lounge, a fitted kitchen with ample storage and workspace, and three well-sized bedrooms offering flexible living arrangements. A modern family bathroom completes the internal accommodation.

Externally, the property benefits from a private driveway providing off-road parking, a detached garage, and attractive front and rear gardens, perfect for outdoor entertaining or relaxing in a peaceful setting.

Conveniently positioned close to Formby village, excellent local amenities, highly regarded schools, transport links, and the beautiful Formby coastline and pinewoods, this delightful bungalow combines comfort, practicality, and an enviable location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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