



Bull Cop | Formby | Liverpool | L37 8BY

Offers over £270,000



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The heart of this home is the spacious kitchen dining room, a versatile space designed around modern family life. With plenty of room for dining and its own seating area, it's a place to cook, eat, relax and spend time together. Patio doors open onto the enclosed rear garden, bringing in plenty of natural light and creating an easy flow between inside and out.

The separate living room provides a comfortable retreat, offering a quieter space to unwind at the end of the day.

Upstairs, there are three bedrooms, including two doubles and a single bedroom, together with a modern shower room.

- Three bedroom semi detached home
- Large kitchen diner
- Semi detached garage
- Driveway for 2 or more cars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band C
EPC Rating C

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