



51 Bull Cop, Formby, L37 8BY

£375,000

Are you looking for ground floor living without compromising on space?

Love your garden and require a large garage but can no longer take the stairs?

This 3 Bedroom DETACHED true bungalow offers spacious accommodation inside and out with sunny easy maintenance gardens including calming water feature, DOUBLE GARAGE and a long driveway for PARKING. This spacious bungalow includes a bright hallway with double French style solid oak doors through to the dual aspect lounge, modern dining kitchen, Master bedroom with NEW En-suite shower room, another double bedroom and third good-sized single. There is a luxury family bathroom with full-size bath. The conservatory with patio doors onto the garden. Formby is a popular village located between Liverpool and Southport famous for its National Trust Pinewoods, Red Squirrel Reserve and Award winning Sandy beach.



Porch

GROUND FLOOR

Hallway

Lounge

18'0" x 11'7" (5.49 x 3.54)

Kitchen Diner

20'5" x 8'7" (6.23 x 2.63)

Bedroom 1

11'8" x 8'10" (3.57 x 2.71)

En-suite Shower Room

Bedroom 2

14'2" x 8'9" (4.34 x 2.68)

Bedroom 3

8'11" x 7'3" (2.73 x 2.21)

Bathroom

Conservatory

18'4" x 9'4" (5.60 x 2.87)

Double Garage

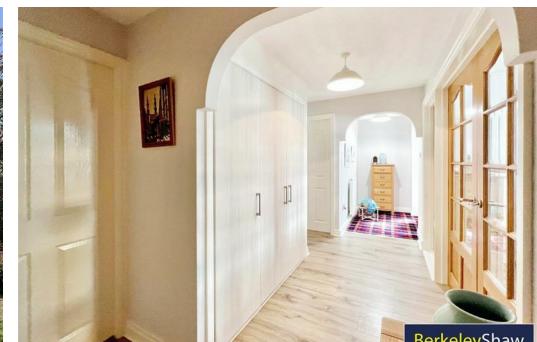
17'5" x 16'4" (5.33 x 5.00)



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 errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
Made with Metropix 0204

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 81 | 67 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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