



**27 Warren Green, Liverpool, L37 1XN**  
**Asking Price £400,000**

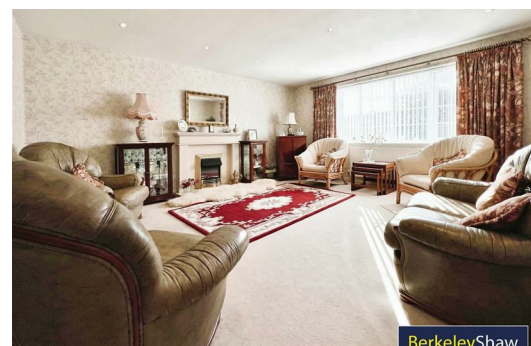
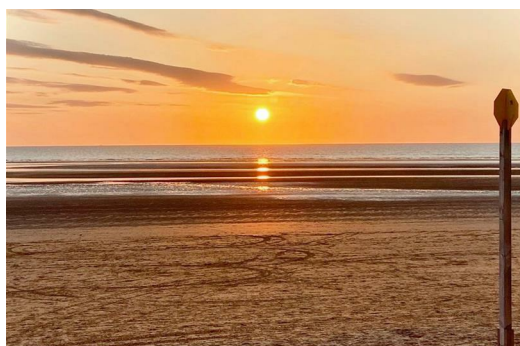
Welcome to this charming 3 Bedroom DETACHED bungalow located in the sought-after area of Warren Green, Formby. This delightfully EXTENDED property boasts two reception rooms, dining kitchen, large main bedroom with fitted wardrobes, dressing area and ENSUITE shower room, a further two DOUBLE bedrooms, and a well-appointed family bathroom, offering ample SPACE for comfortable living.

Situated on one level, this TRUE bungalow is perfect for those seeking a convenient and accessible living space. The property features a GARAGE and sunny gardens, ideal for enjoying the outdoors and entertaining guests.

Conveniently located close to local SHOPS, family pub and a BUS route, this home offers both tranquility and accessibility to everyday amenities. With NO CHAIN involved, the process of making this property your own is made even smoother. Located close to Formby Pinewoods and Award winning BEACH those four legged friends are well catered for.

The interior of the property is both spacious and well-maintained, providing a warm and welcoming atmosphere for you to make your own. Whether you are looking to relax in the flexible living spaces or enjoy the outdoor garden area, this bungalow offers a perfect blend of comfort and convenience.

Don't miss out on the opportunity to own this lovely detached bungalow in the heart of Formby. Book a viewing today and envision the potential this property holds for you and your loved ones.



## Entrance/Dining Hall

A wide entrance hallway ideal for wheel chairs and prams to easily enter the house. Opening out into a larger space with double french style doors to lounge diner, kitchen and bedrooms.

## Lounge

17'6" x 17'1" (5.34 x 5.21)

## Kitchen Diner

25'5" x 10'10" (7.75 x 3.32)

## Bedroom 1

16'1" x 11'1" (4.91 x 3.39)

Master bedroom suite with ideal entrance area for a dressing table and private en-suite shower room. Patio doors onto the sunny rear garden and built in wardrobes.

## En-suite

9'6" x 6'10" (2.90 x 2.10)

## Bedroom 2

11'6" x 11'1" (3.52 x 3.39)

## Bedroom 3

9'11" x 9'1" (3.04 x 2.77)

Currently utilised as a study with patio doors onto sunny rear garden.

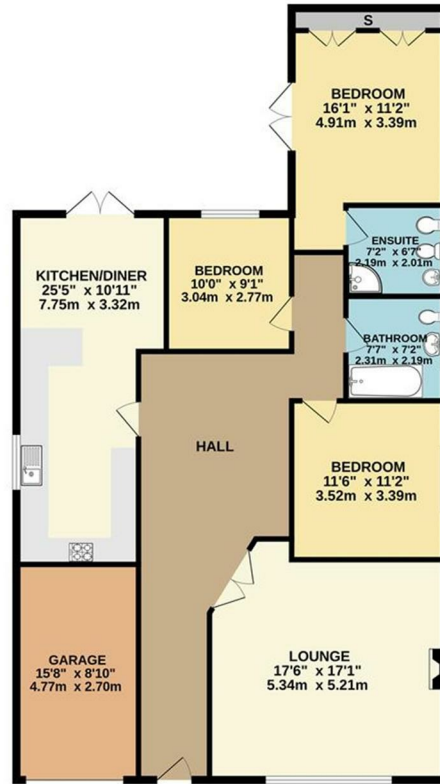
## Family Bathroom

7'6" x 7'2" (2.31 x 2.19)

## Garage

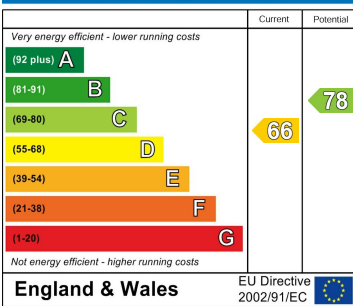
15'7" x 9'1" (4.77 x 2.77)

GROUND FLOOR

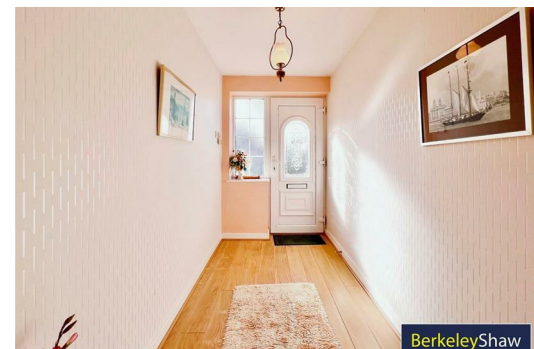
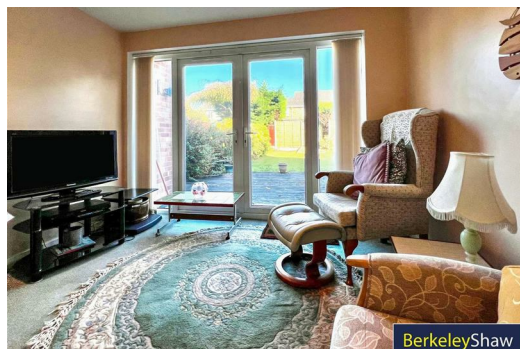
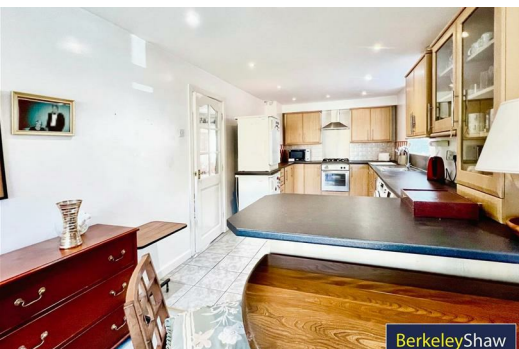
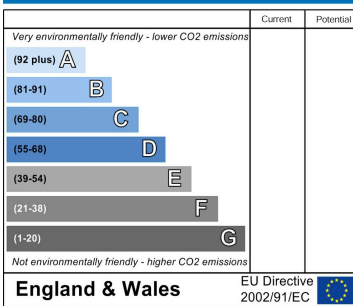


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Measure C1024

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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