



## 3 Forton lodge Blundellsands Road East

Liverpool, L23 8SA

**Asking price £190,000**

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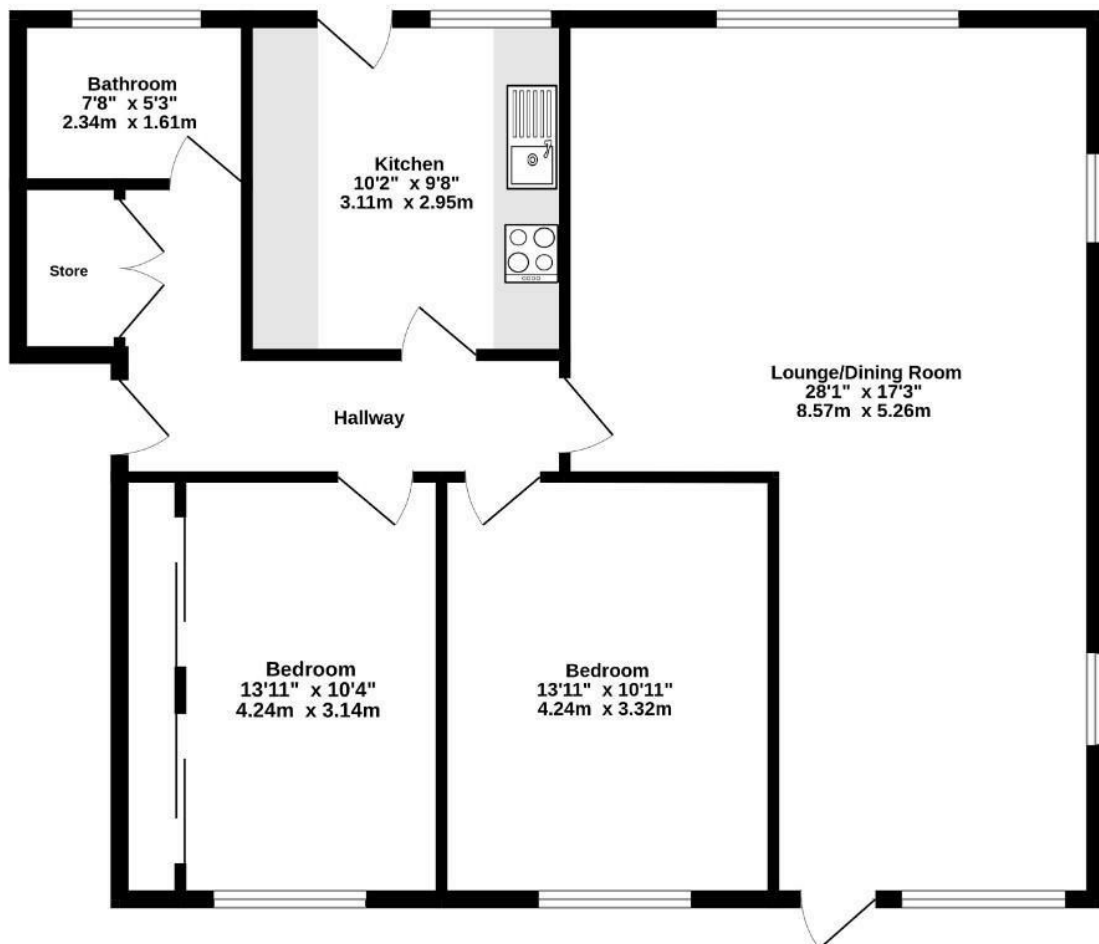
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## GROUND FLOOR

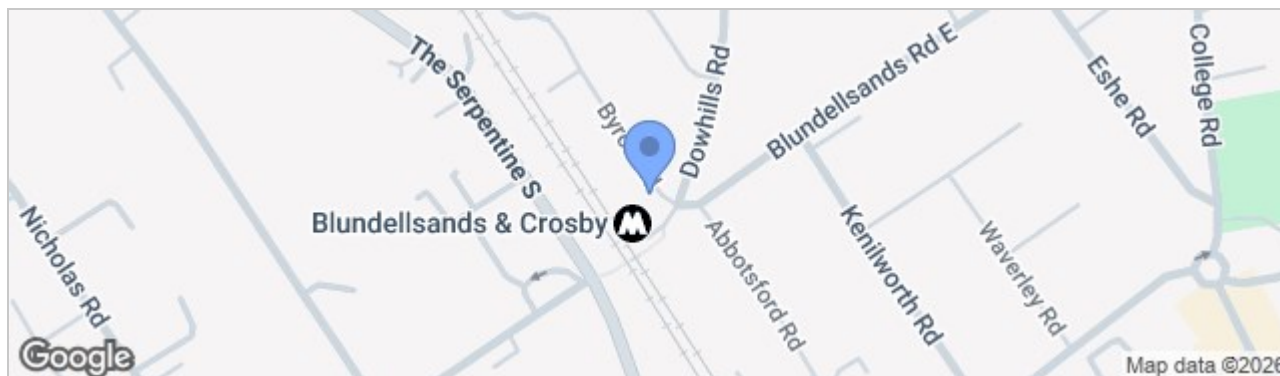


TOTAL FLOOR AREA : 930sq.ft. (86.4 sq.m.) approx.

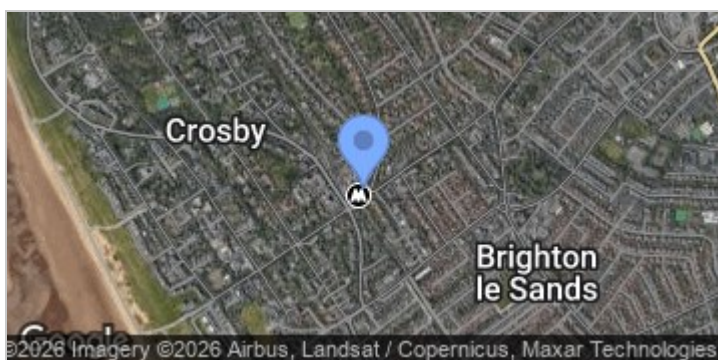
While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metroplex ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metroplex ©2025



## Road Map



## Hybrid Map



## Terrain Map



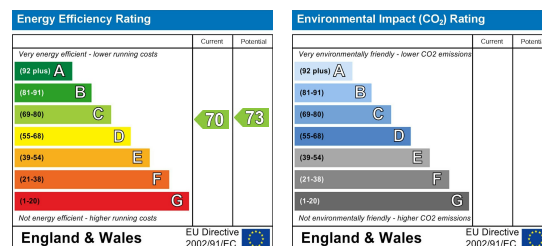
- **TWO DOUBLE BEDROOMS**
- **GROUND FLOOR**
- **SPACIOUS LOUNGE AND DINING AREA**
- **MODERN FITTED KITCHEN WITH ACCESS TO THE REAR**
- **CONTEMPORARY SHOWER ROOM WITH WALK IN SHOWER ROOM**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING**
- **CLOSE TO TRAIN STATION AND LOCAL AMENITIES**
- **GARAGE TO THE REAR**
- **NO CHAIN**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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