

60 Massams Lane

Freshfield, L37 7BE

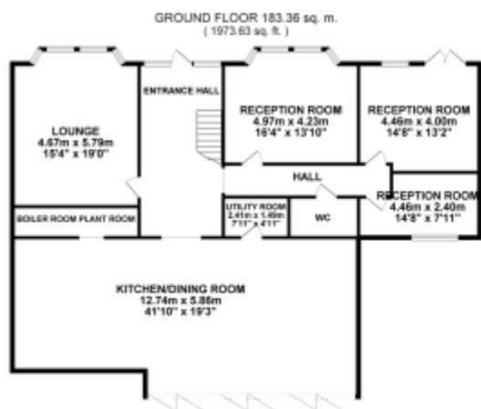
**£2,200,000**



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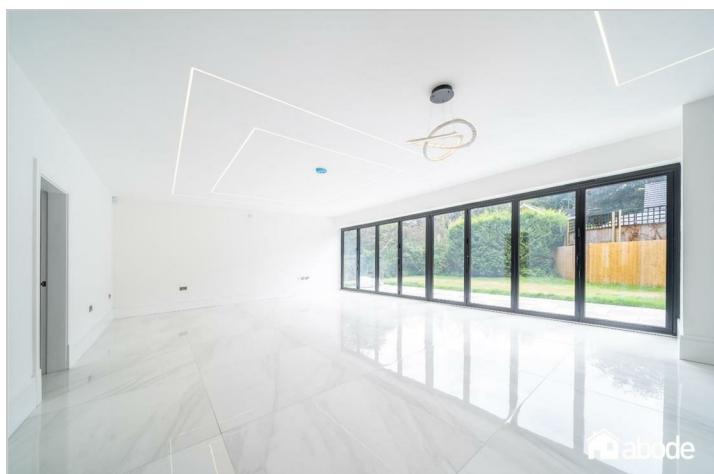
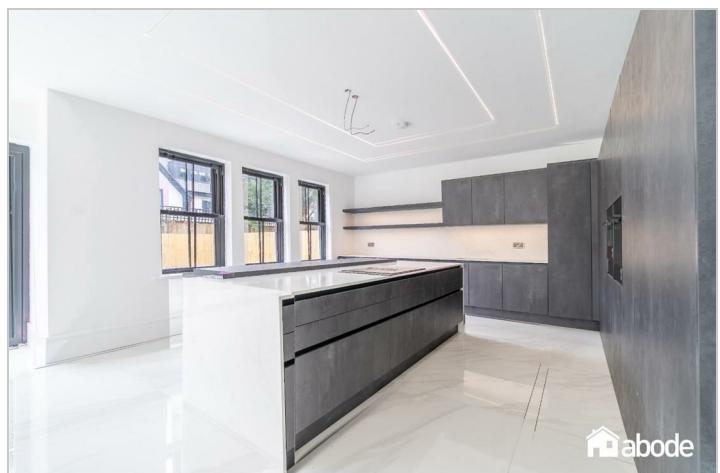
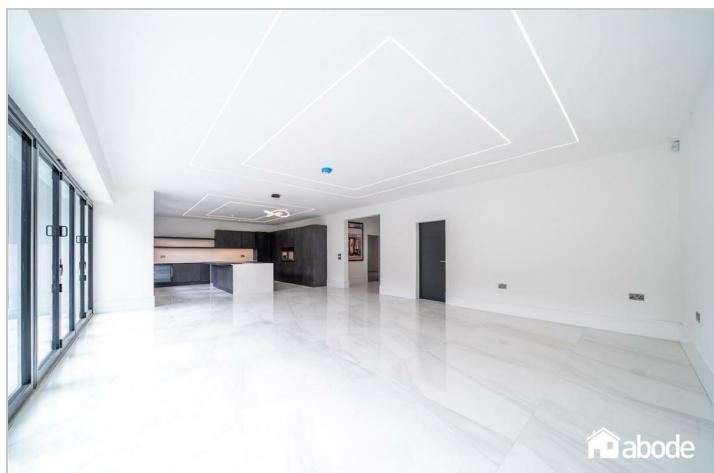


TOTAL FLOOR AREA : 386.24 sq. m. ( 4157.47 sq. ft. ) approx.

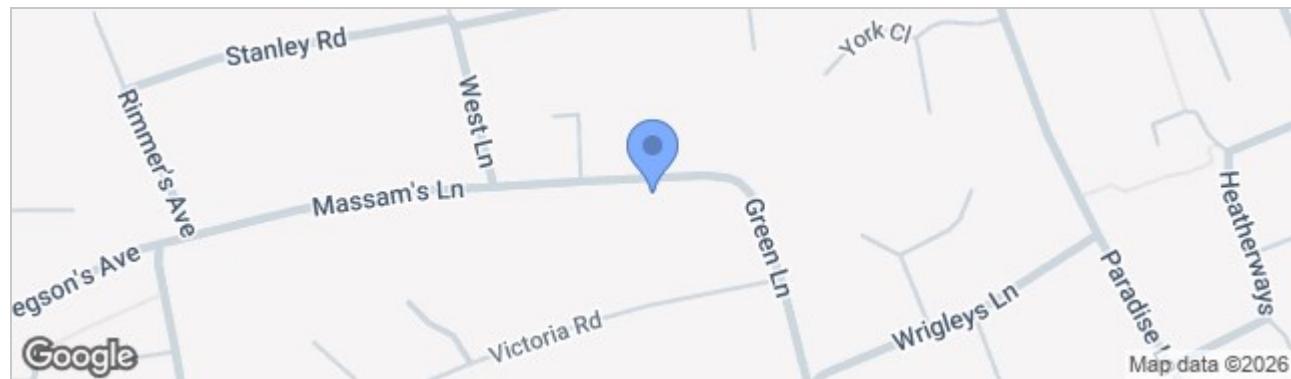
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Tel: 01704827402



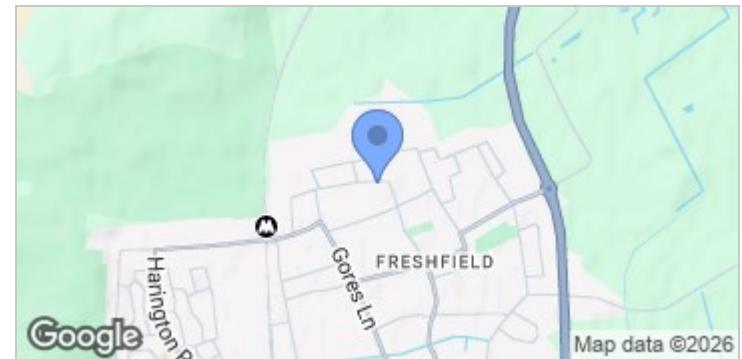
## Road Map



## Hybrid Map



## Terrain Map



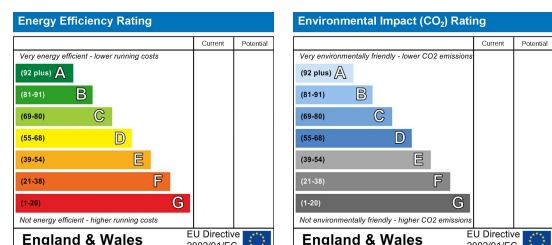
- **A STUNNING NEW BUILD DETACHED HOUSE**
- **NO ONWARD CHAIN DELAY!**
- **IMPRESSIVE OPEN PLAN KITCHEN**
- **INCREDIBLE PRIMARY SUITE WITH DRESSING ROOM, EN-SUITE & BALCONY**
- **THREE RECEPTION ROOMS**
- **UTILITY ROOM & W.C**
- **FOUR SPACIOUS BEDROOMS ALL WITH EN-SUITES**
- **SALUBRIOUS FORMBY LOCATION**
- **OFF ROAD PARKING & LANDSCAPED GARDENS**
- **TENURE FREEHOLD**

## Viewing

Please contact our Formby Office on 01704827402 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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