



54 Gores Lane

Formby, L37 3NZ

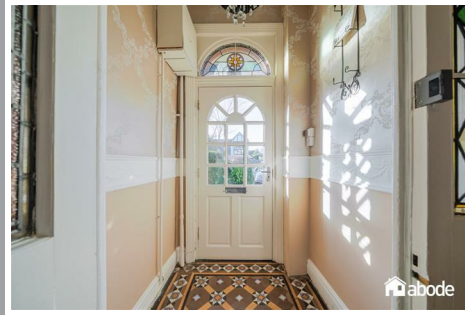
Offers in excess of £525,000



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GROUND FLOOR 96.16 sq. m.
(1035.05 sq. ft.)



1ST FLOOR 82.31 sq. m.
(886.03 sq. ft.)

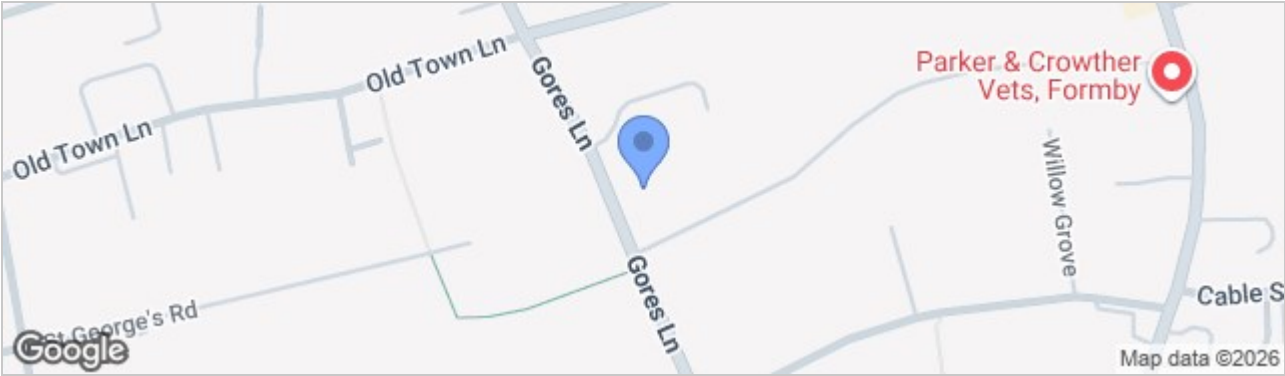


TOTAL FLOOR AREA: 178.47 sq. m. (1921.08 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given to their operability or efficiency can be given.
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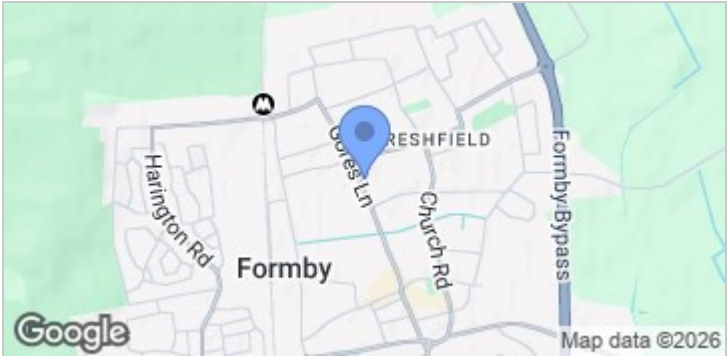
Road Map



Hybrid Map



Terrain Map



- **BEAUTIFUL FOUR-BEDROOM PERIOD SEMI-DETACHED HOME ON PRESTIGIOUS GORES LANE**
- **PRIME CENTRAL FORMBY LOCATION WITHIN WALKING DISTANCE OF VILLAGE AMENITIES**
- **BAY-FRONTED LOUNGE WITH LOG BURNER AND ADDITIONAL SITTING ROOM**
- **SPACIOUS COUNTRY-STYLE KITCHEN/DINING ROOM WITH CONSERVATORY**
- **FOUR WELL-PROPORTIONED BEDROOMS INCLUDING BALCONY ACCESS TO REAR BEDROOM**
- **LARGE SOUTH-FACING REAR GARDEN IDEAL FOR ENTERTAINING AND FAMILY LIVING**
- **TENURE FREEHOLD - COUNCIL TAX BAND E**

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

