

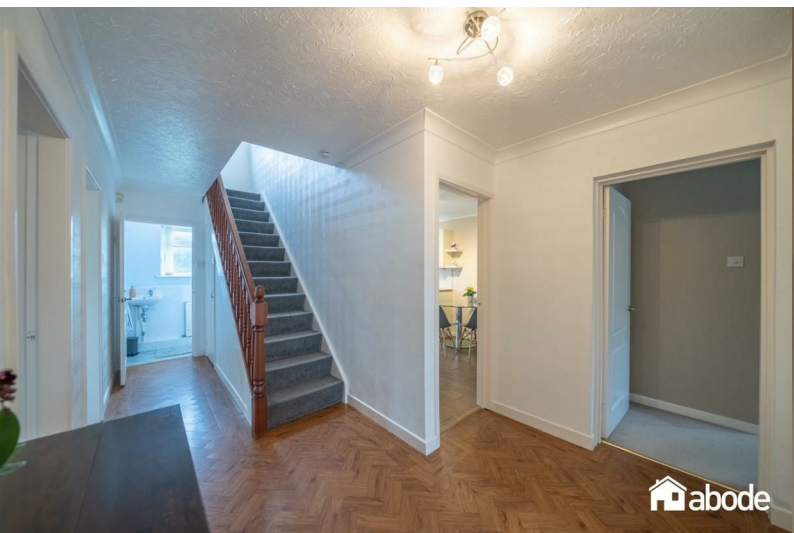


2 Elsworth Close

Formby, L37 2YS

Asking price £525,000

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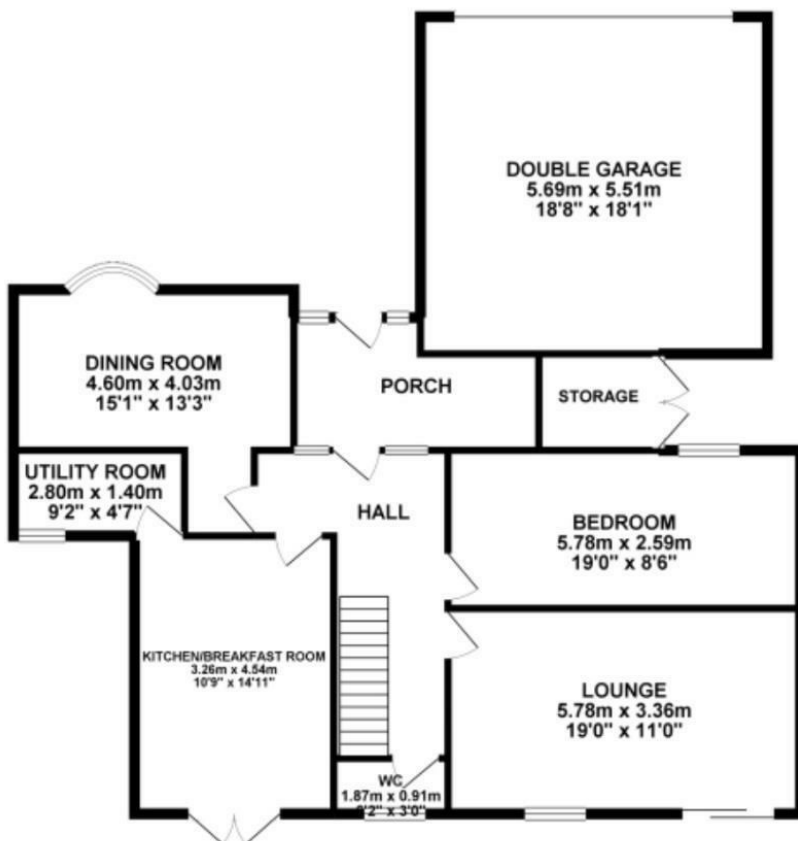
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Formby, L37 2YS

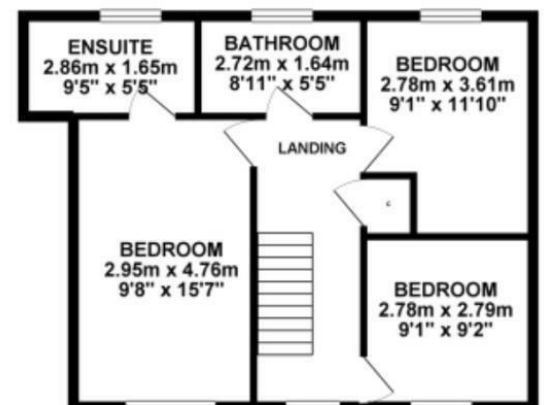
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GROUND FLOOR 122.12 sq. m.
(1314.46 sq. ft.)



1ST FLOOR 49.59 sq. m.
(533.82 sq. ft.)



TOTAL FLOOR AREA : 171.71 sq. m. (1848.28 sq. ft.) approx.

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.
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Tel: 01704827402



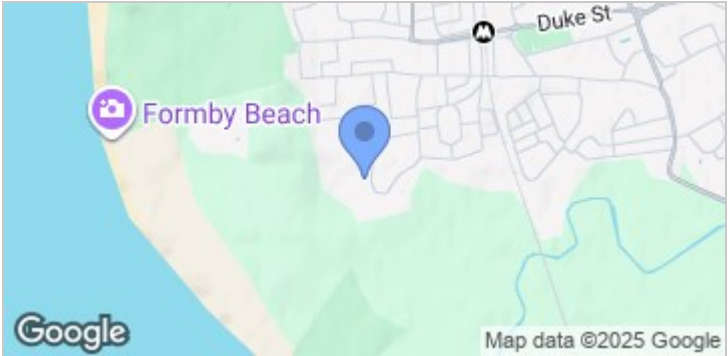
Road Map



Hybrid Map



Terrain Map



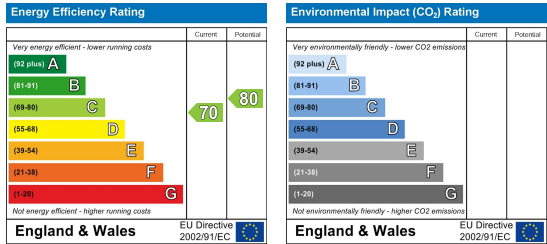
- **A SUPERB THREE/FOUR VERSATILE DETACHED HOUSE**
- **AMPLE OFF ROAD PARKING & DOUBLE INTEGRAL GARAGE**
- **TWO RECEPTION ROOMS & GROUND FLOOR BEDROOM**
- **BREAKFAST KITCHEN & UTILITY ROOM**
- **OPEN DAY 1ST & 4TH OCTOBER**
- **NO VENDOR CHAIN DELAY!**
- **DESIRABLE FORMBY LOCATION**
- **CLOSE TO HIGH REGARDED PRIMARY & SECONDARY SCHOOLS**
- **TENURE FREEHOLD - COUNCIL TAX BAND E**
- **FAMILY BATHROOM & EN-SUITE SHOWER ROOM**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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