



## 2 Firs Close

Formby, L37 1PU

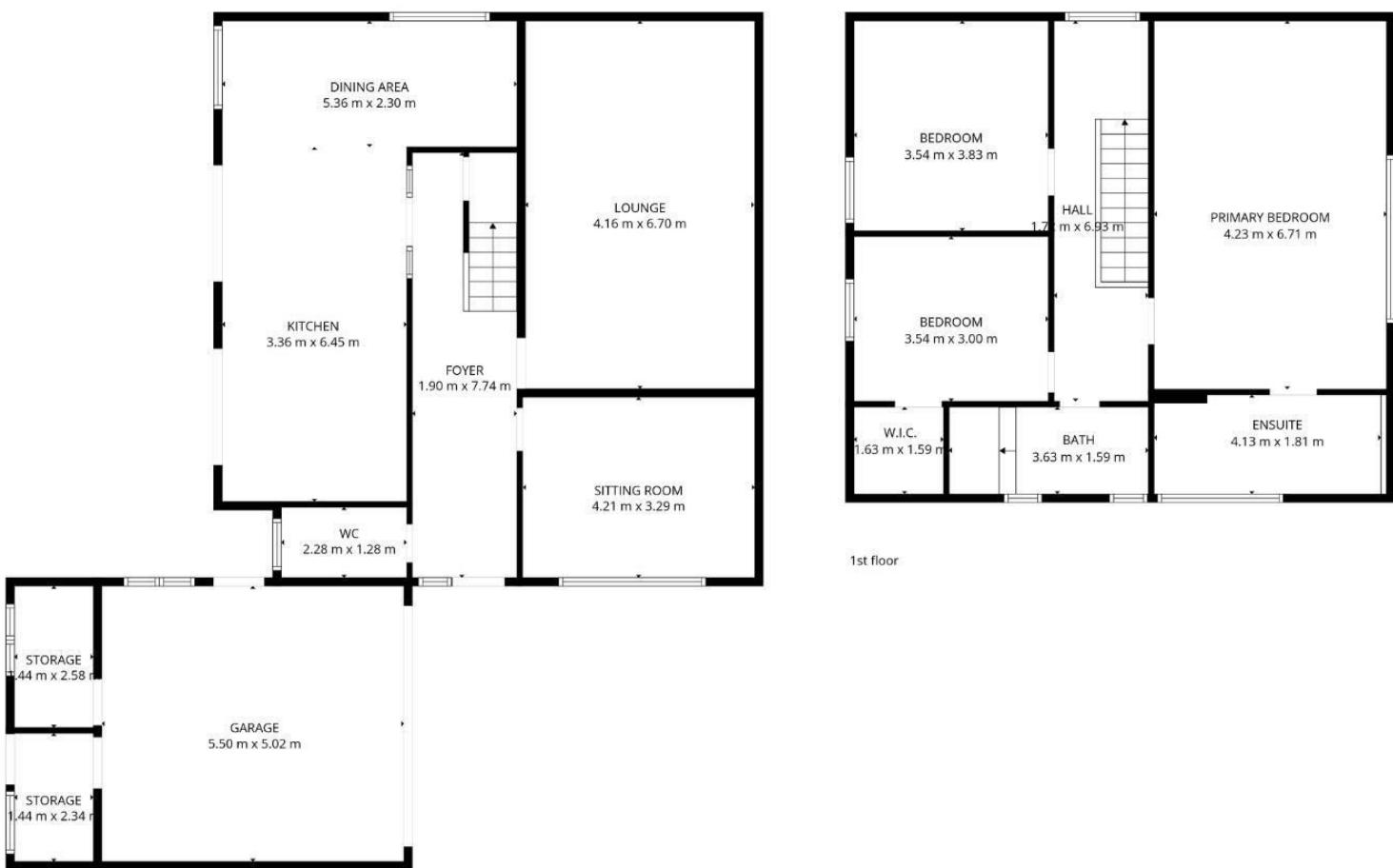
**Offers in excess of £750,000**



# 2 Firs Close

Formby, L37 1PU

Offers in excess of £750,000



Ground floor

**TOTAL: 177 m<sup>2</sup>**

Ground floor: 97 m<sup>2</sup>, 1st floor: 80 m<sup>2</sup>

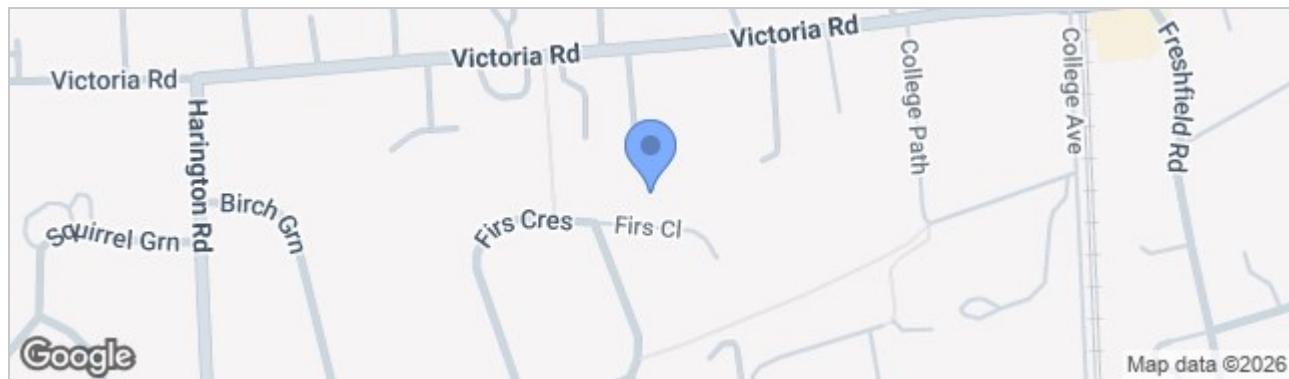
EXCLUDED AREAS: GARAGE: 28 m<sup>2</sup>, STORAGE: 8 m<sup>2</sup>, LOW CEILING: 4 m<sup>2</sup>,  
WALLS: 14 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Tel: 01704827402



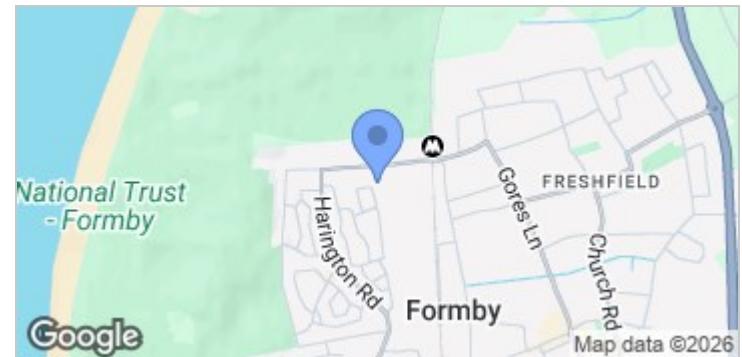
## Road Map



## Hybrid Map



## Terrain Map



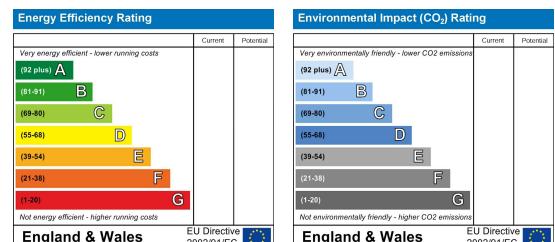
- STUNNING THREE-BEDROOM DETACHED CHALET-STYLE RESIDENCE
- PRESTIGIOUS FIRS CLOSE LOCATION IN THE HEART OF FORMBY
- BEAUTIFUL MATURE GARDENS TO FRONT AND REAR WITH SUMMER HOUSE
- OPEN-PLAN KITCHEN/DINING ROOM WITH GRANITE ISLAND AND INTEGRATED APPLIANCES
- SPACIOUS PRINCIPAL BEDROOM WITH EN-SUITE AND FREESTANDING BATH
- BLOCK-PAVED DRIVEWAY, DOUBLE GARAGE, AND EXCELLENT ACCESS TO COAST AND PINEWOODS
- TENURE FREEHOLD - COUNCIL TAX BAND G

## 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



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003  
Email: crosby@abode.group.co.uk  
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003  
Email: allerton@abode-group.co.uk  
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402  
Email: formby@abode-group.co.uk  
Web: www.abode-group.co.uk