



## 13 Bushbys Park

Formby, L37 2EE

**Offers in the region of £550,000**



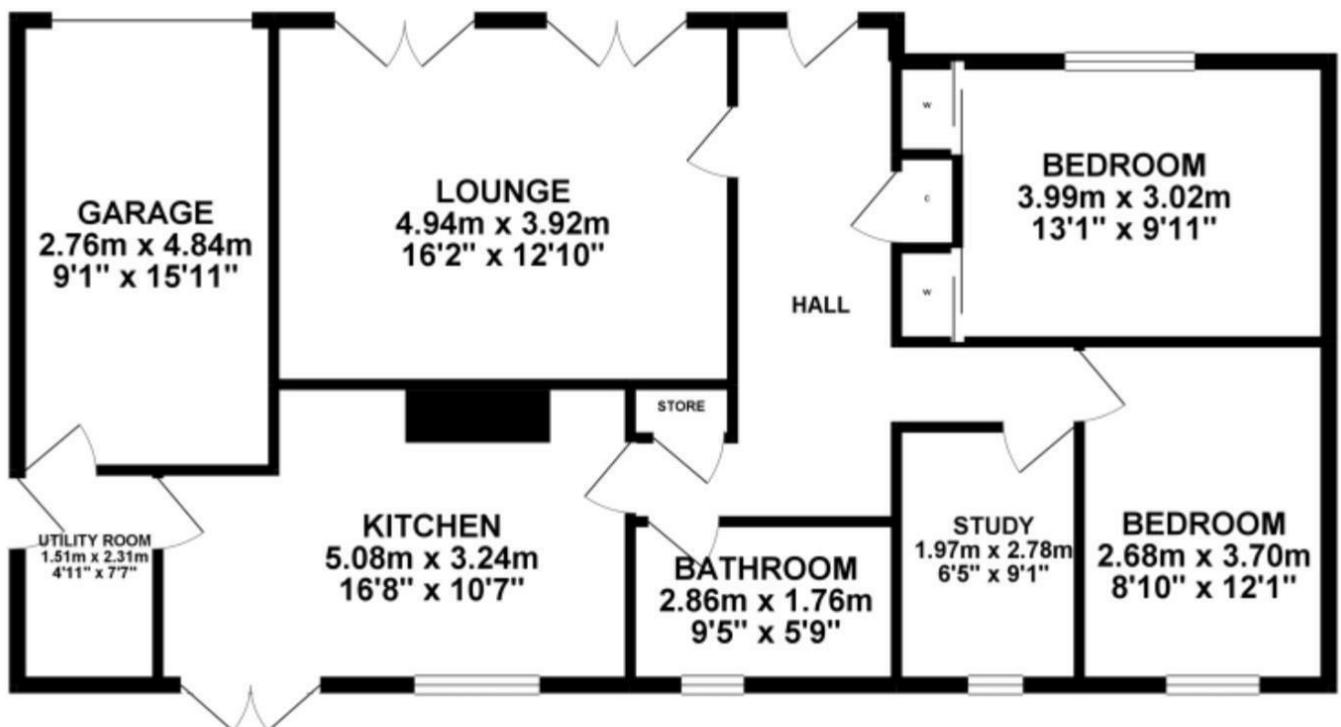
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Offers in the region of £550,000



GROUND FLOOR 98.92 sq. m.  
( 1064.71 sq. ft. )

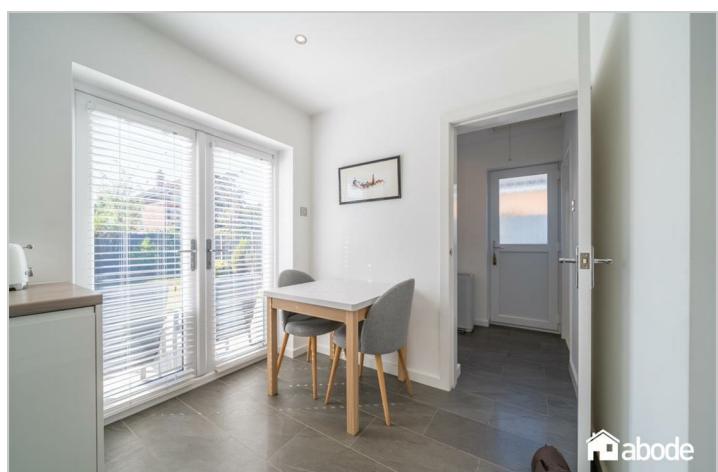
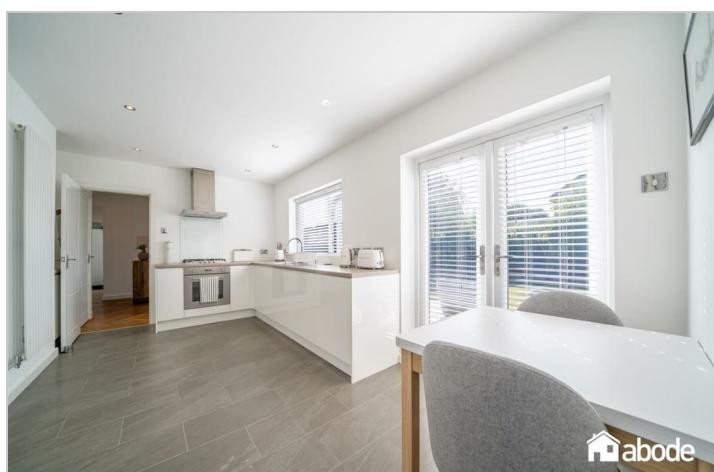


TOTAL FLOOR AREA : 98.92 sq. m. ( 1064.71 sq. ft. ) approx.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

Mode with Metropix ©2025

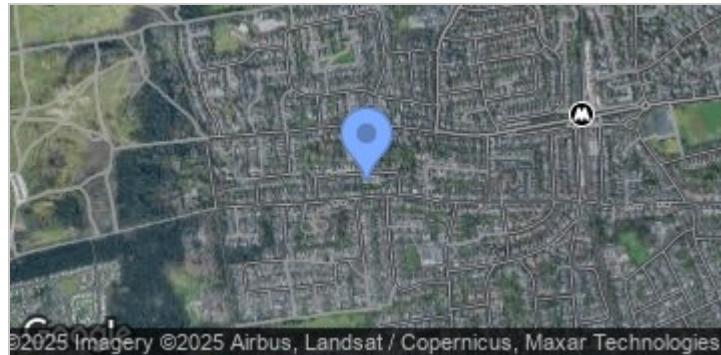
Tel: 01704827402



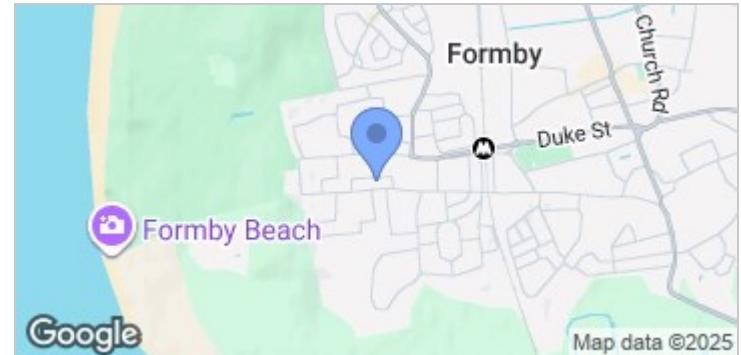
## Road Map



## Hybrid Map



## Terrain Map



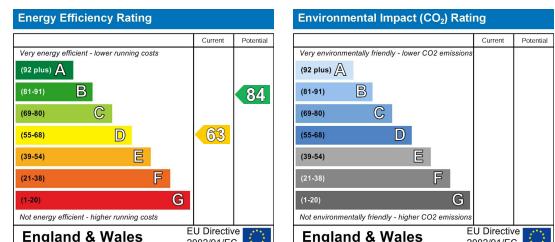
- **A STUNNING & IMMACULATELY PRESENTED BUNGALOW**
- **TWO/THREE BEDROOM DETACHED**
- **SOUTH FACING LANDSCAPED REAR GARDENS**
- **IN & OUT DRIVEWAY & GARAGE**
- **TENURE FREEHOLD - COUNCIL TAX BAND D**
- **BEAUTIFUL BREAKFAST KITCHEN & UTILITY ROOM**
- **STYLISH BATHROOM**
- **DESIRABLE FORMBY LOCATION IDEAL FOR DOWNSIZERS**

## 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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