abode

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22 Elsworth Close

Formby, L37 2YS

Offers in excess of £775,000

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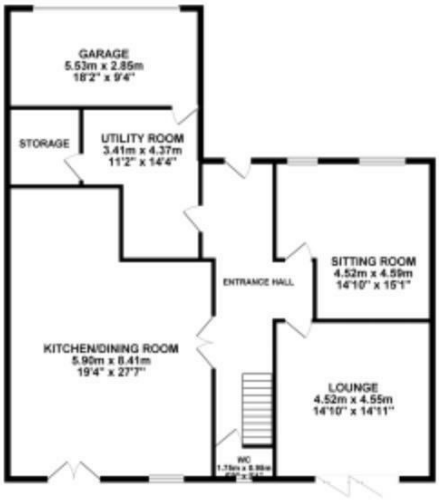
22 Elsworth Close

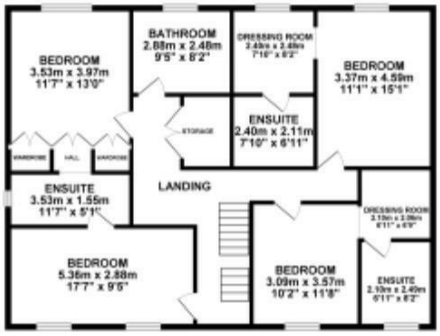
Formby, L37 2YS

Offers in excess of £775,000

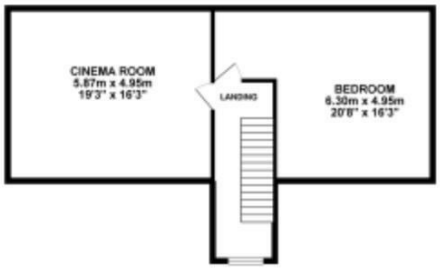
GROUND FLOOR 135.44 sq. m.
(1457.92 sq. ft.)



1ST FLOOR 111.23 sq. m.
(1197.28 sq. ft.)



2ND FLOOR 64.30 sq. m.
(692.11 sq. ft.)



TOTAL FLOOR AREA : 310.97 sq. m. (3347.30 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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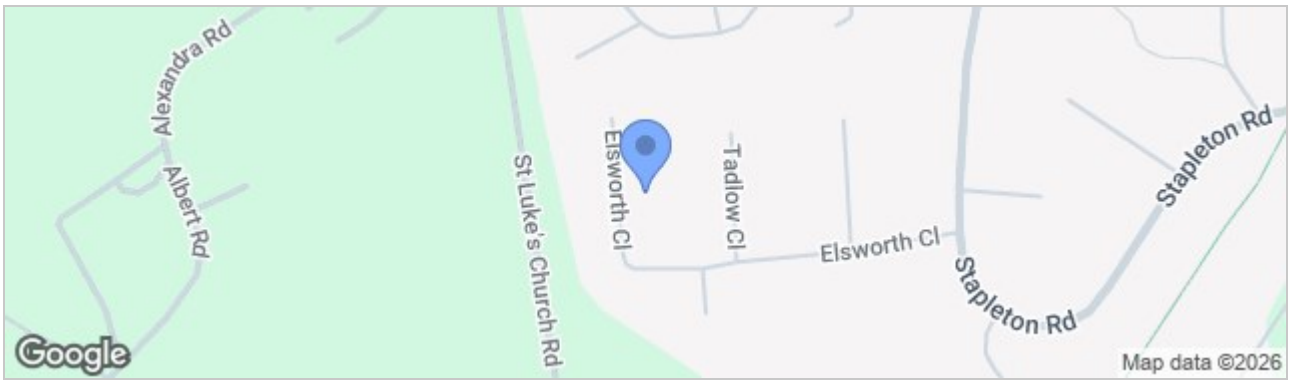
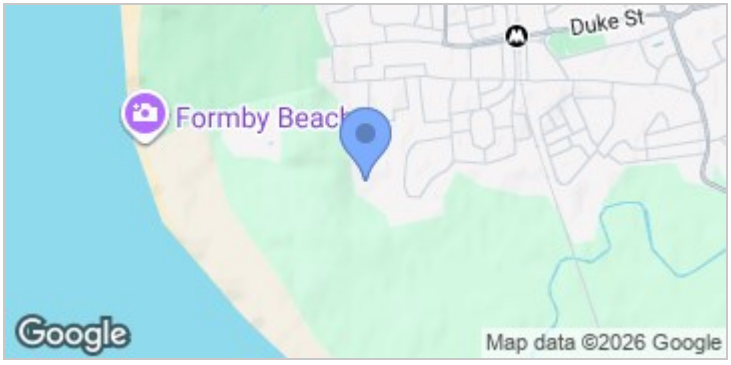
Tel: 01704827402

Road Map



Hybrid Map

Terrain Map



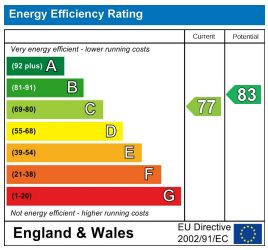
- **A SIMPLY STUNNING FOUR/FIVE BEDROOM DETACHED HOME**
- **BEAUTIFUL LANDSCAPED REAR GARDENS**
- **QUIET CUL-DE-SAC LOCATION**
- **TWO RECEPTION ROOMS & IMPRESSIVE OPEN PLAN KITCHEN**
- **FOUR/FIVE BEDROOMS & FOUR BATHROOMS**
- **CINEMA ROOM & PLAY ROOM TO THE SECOND FLOOR**
- **TENURE FREEHOLD - COUNCIL TAX BAND F**
- **UTILITY ROOM & W.C**
- **OFF ROAD PARKING & GARAGE FOR STORAGE**
- **CONTROL FOR HOME AUTOMATION SYSTEM & UNDERFLOOR HEATING**

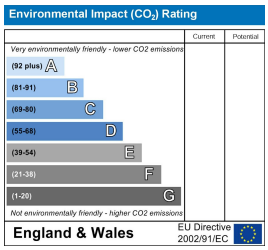
Viewing

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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