



## 21 Beresford Drive

Churchtown, PR9 7JY

**Offers in excess of £435,000**



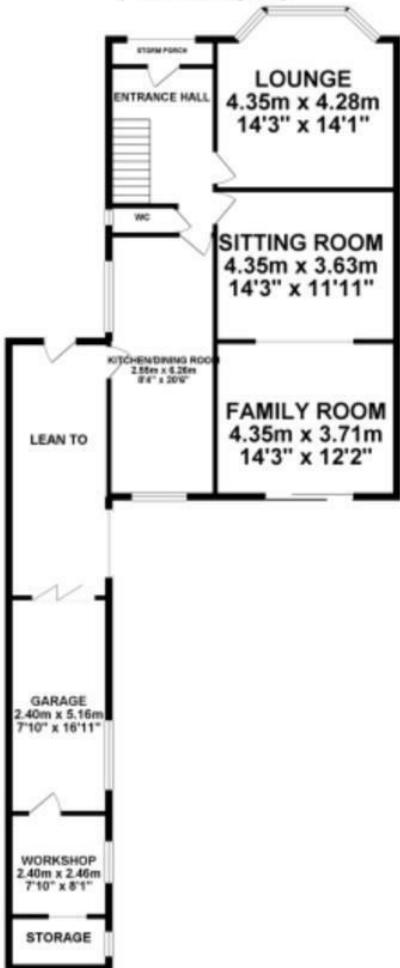
# 21 Beresford Drive

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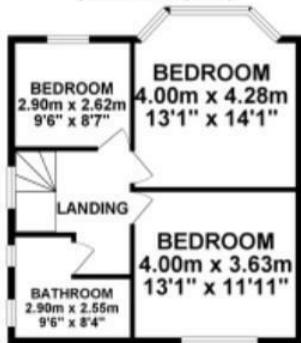
Offers in excess of £435,000



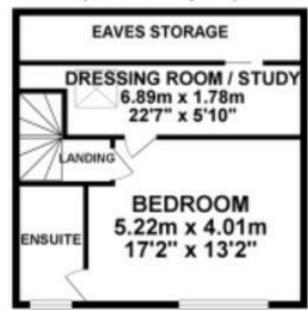
GROUND FLOOR 113.09 sq. m.  
( 1217.29 sq. ft. )



1ST FLOOR 51.59 sq. m.  
( 555.32 sq. ft. )



2ND FLOOR 48.35 sq. m.  
( 520.42 sq. ft. )



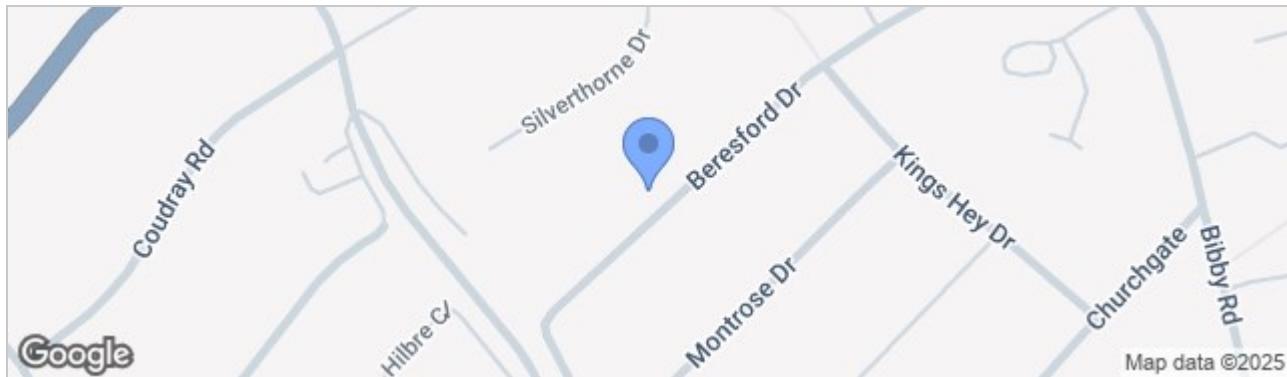
TOTAL FLOOR AREA : 213.03 sq. m. ( 2293.03 sq. ft. ) approx.

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 inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tel: 01704827402



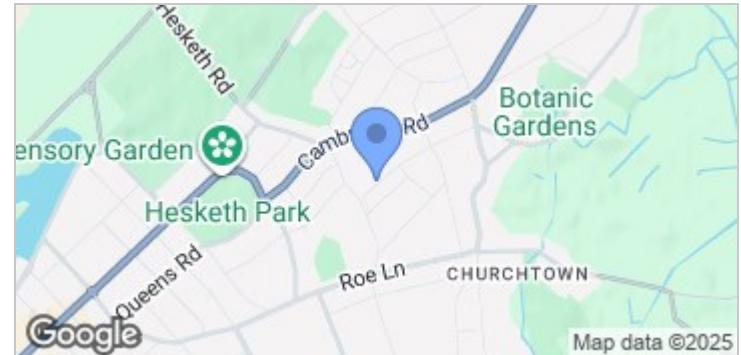
## Road Map



## Hybrid Map



## Terrain Map



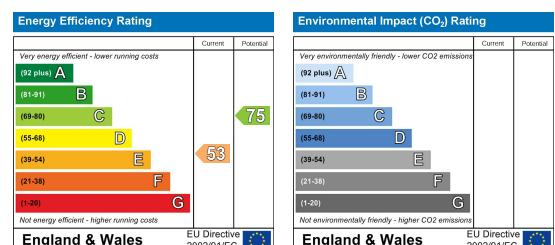
- A STUNNING FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- STYLISH BATHROOM & EN-SUITE SHOWER ROOM
- OFF ROAD PARKING & GARAGE
- LARGE SOUTH WESTERLY FACING GARDENS
- WALKING DISTANCE TO CHURCHTOWN VILLAGE
- TENURE FREEHOLD - COUNCIL TAX BAND E
- SUPERB KITCHEN & BREAKFAST 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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