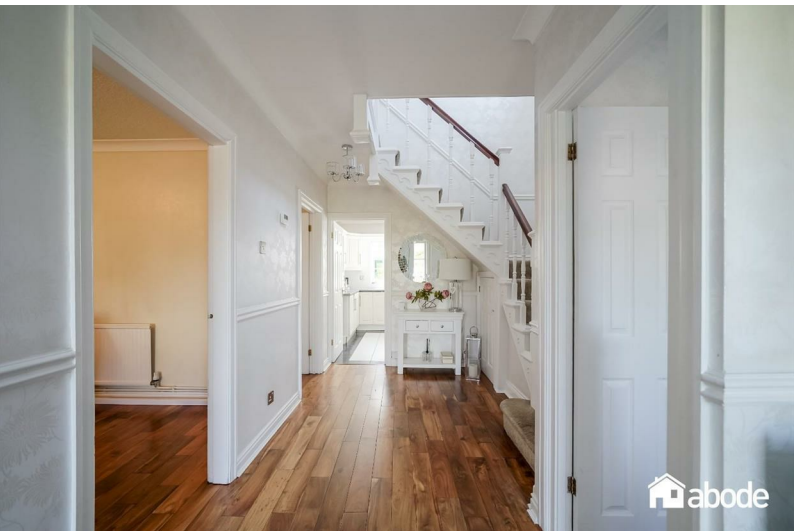




41 Elsworth Close

Formby, L37 2YS

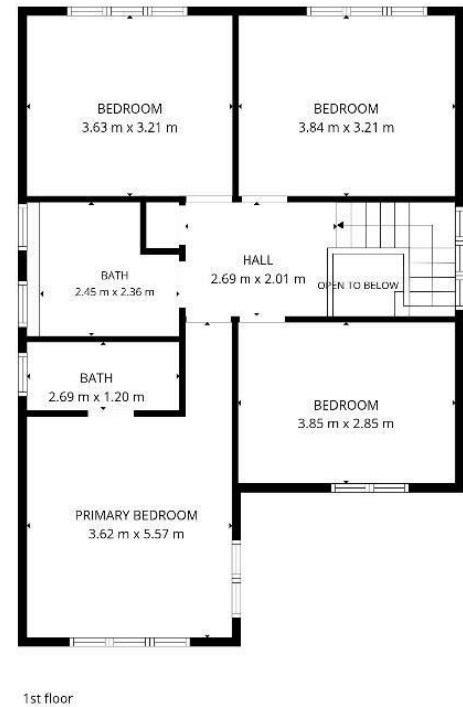
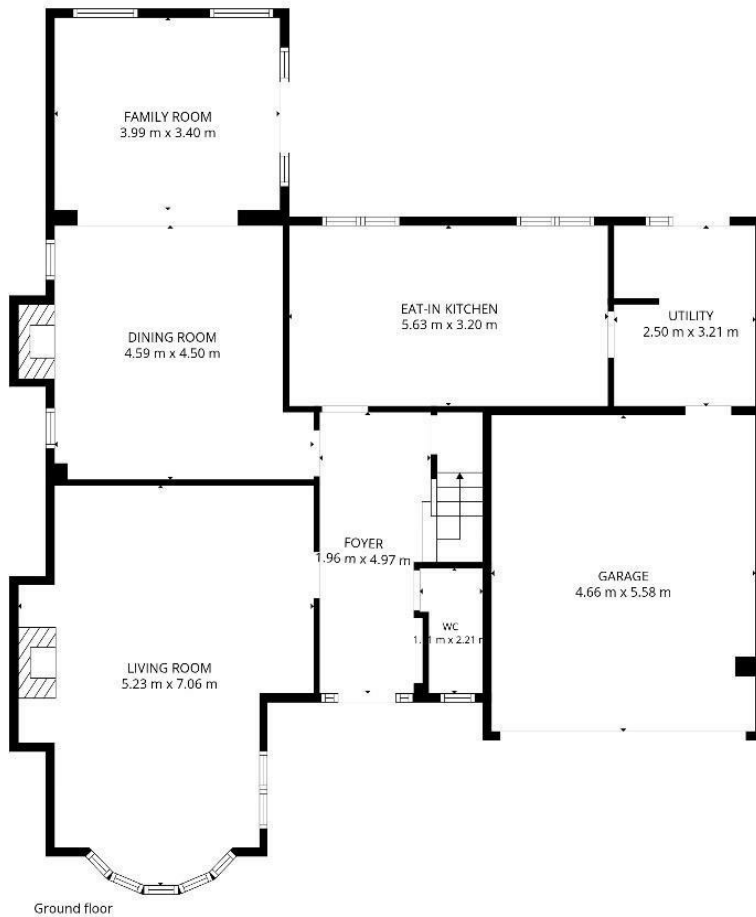
Offers in excess of £600,000



41 Elsworth Close

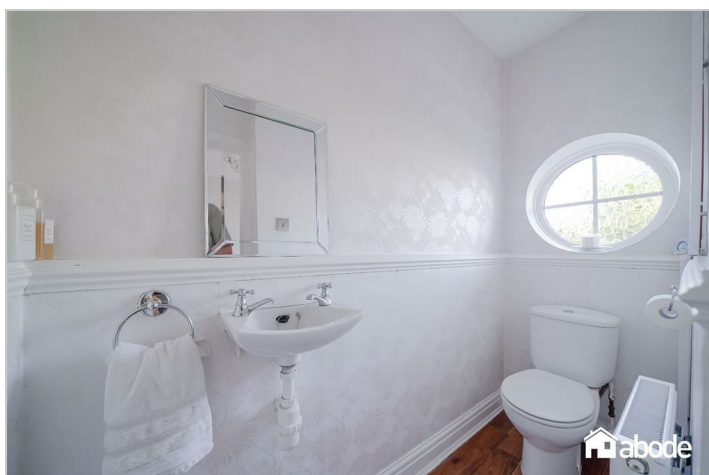
Formby, L37 2YS

Offers in excess of £600,000



TOTAL: 169 m2
Ground floor: 98 m2, 1st floor: 71 m2
EXCLUDED AREAS: GARAGE: 26 m2, UTILITY: 8 m2, FIREPLACE: 1 m2,
OPEN TO BELOW: 1 m2, WALLS: 16 m2

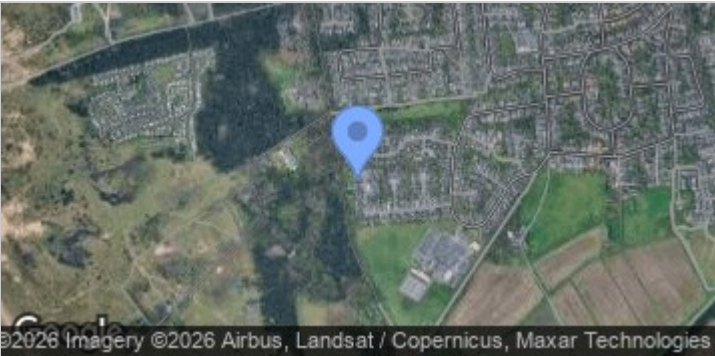
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



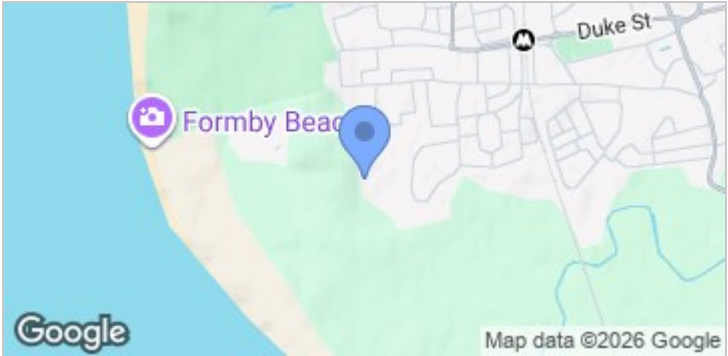
Road Map



Hybrid Map



Terrain Map



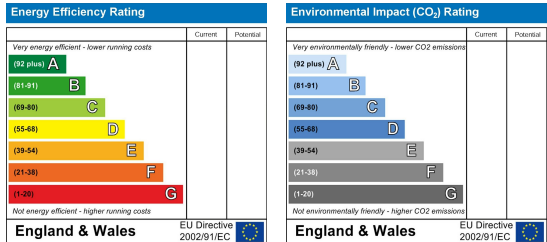
- **PRESTIGIOUS CUL-DE-SAC SETTING**
- **EXCEPTIONAL FOUR BEDROOM DETACHED RESIDENCE**
- **THREE ELEGANT RECEPTION ROOMS**
- **STUNNING PRIVATE WESTERLY FACING GARDEN**
- **DOUBLE GARAGE & GENEROUS DRIVEWAY**
- **MOMENTS FROM THE PINEWOODS, COAST & EXCELLENT SCHOOLS**
- **TENURE FREEHOLD - COUNCIL TAX BAND F**

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