



6 Pinewood Avenue

Formby, L37 2HY

Offers in excess of £450,000

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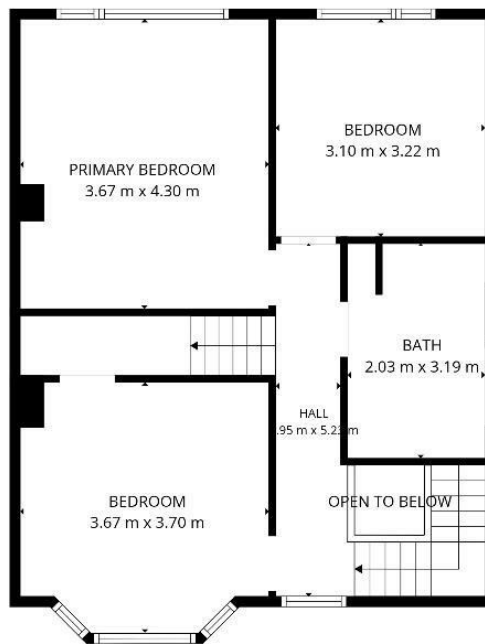
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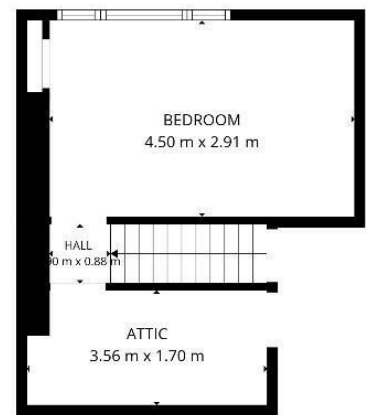
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Ground floor



1st floor



2nd floor

TOTAL: 132 m2

Ground floor: 59 m2, 1st floor: 59 m2, 2nd floor: 14 m2

EXCLUDED AREAS: PORCH: 1 m2, OPEN TO BELOW: 1 m2, LOW CEILING: 7 m2, ATTIC: 3 m2, WALLS: 13 m2

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



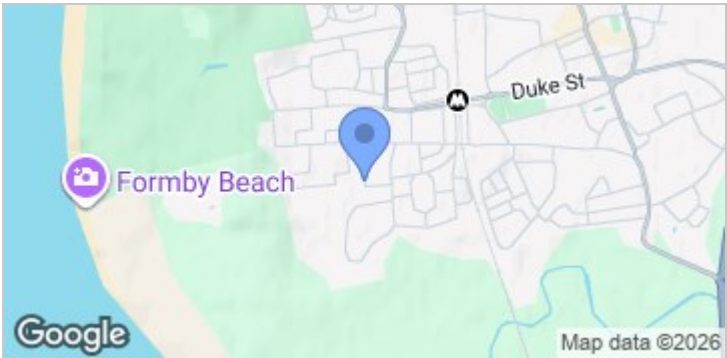
Road Map



Hybrid Map



Terrain Map



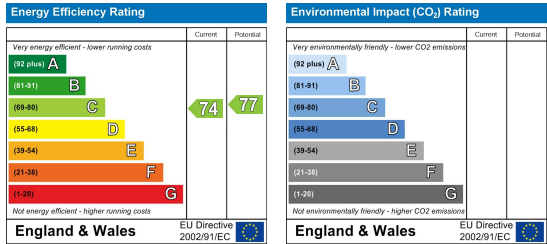
- **FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME**
- **BEAUTIFULLY UPDATED THROUGHOUT TO A HIGH STANDARD**
- **SOUGHT-AFTER PINWOOD AVENUE CLOSE TO VILLAGE AND PINWOODS**
- **SPACIOUS LIVING ROOMS, MODERN KITCHEN AND GROUND FLOOR W.C.**
- **STYLISH FOUR-PIECE FAMILY BATHROOM**
- **DRIVEWAY, DETACHED GARAGE AND SUNNY REAR GARDEN**
- **TENURE FREEHOLD - COUNCIL TAX BAND D**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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