



28 Marmott Road

Formby, L37 6GB

£240,000

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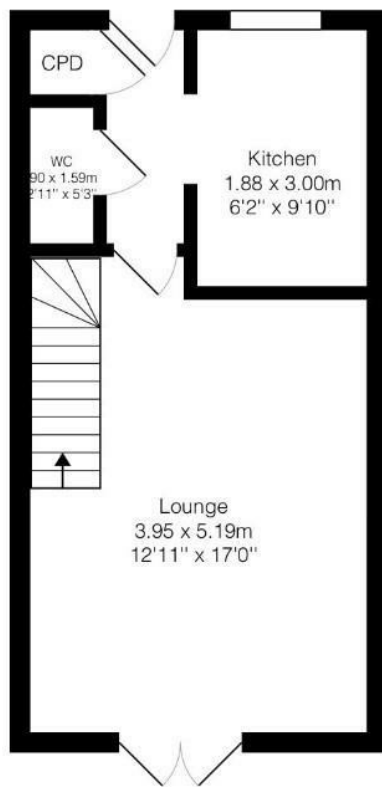
# 28 Marmott Road

Formby, L37 6GB

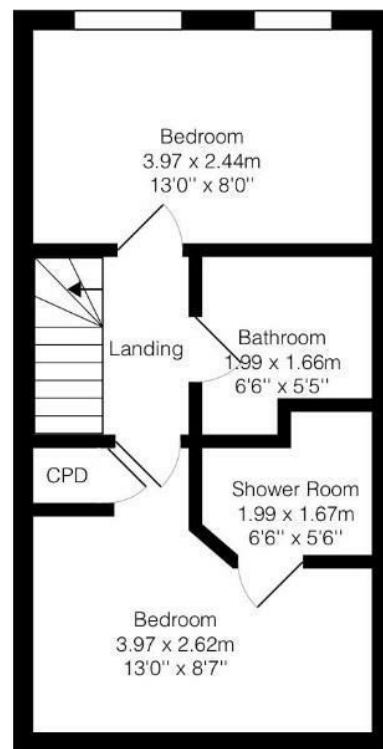
£240,000



Ground Floor



1st Floor

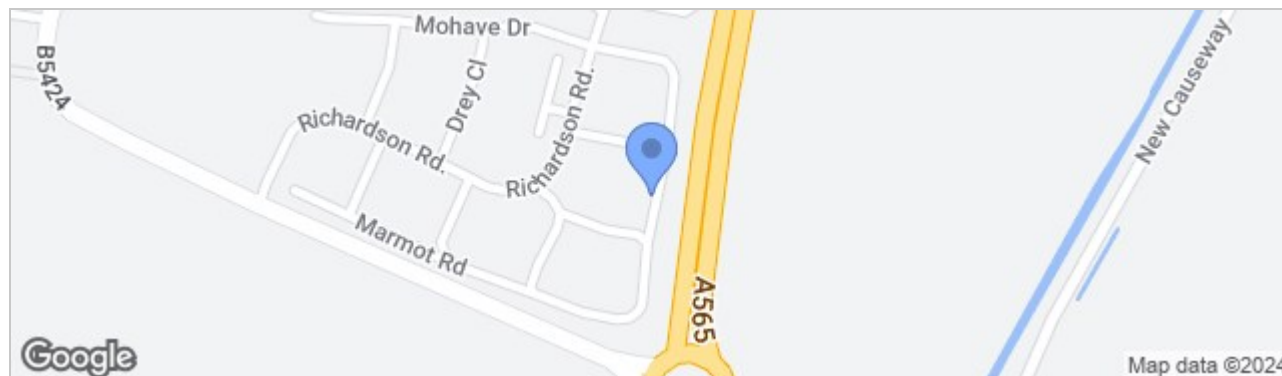


Total Area: 65.2 m<sup>2</sup> ... 702 ft<sup>2</sup>

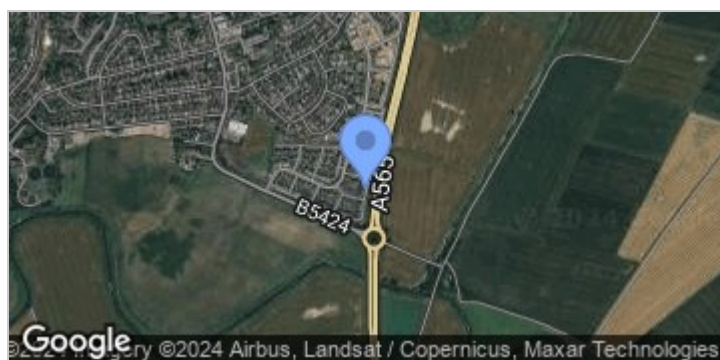
All measurements are approximate and for display purposes only.



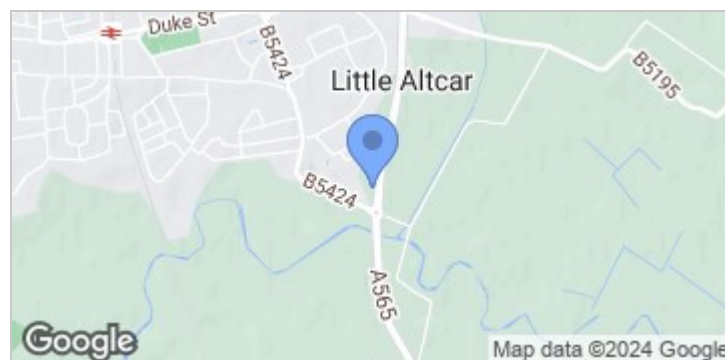
## Road Map



## Hybrid Map



## Terrain Map



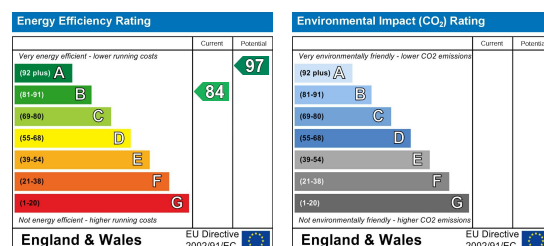
- **ENERGY EFFICIENT HOME**
- **STUNNING NEW BUILD PROPERTY**
- **NEW BUILD WARRANTY**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS OPEN PLAN LOUNGE & DINING ROOM**
- **SECLUDED REAR GARDEN & OFF ROAD PARKING**
- **EN-SUITE TO MASTER BEDROOM**
- **MODERN KITCHEN AND BATHROOM**
- **FRENCH DOORS TO GARDEN**
- **SUPERBLY PRESENTED THROUGHOUT**

## 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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