



## 15 Church Green

Formby, Liverpool, L37 2LN

**Offers in the region of £625,000**



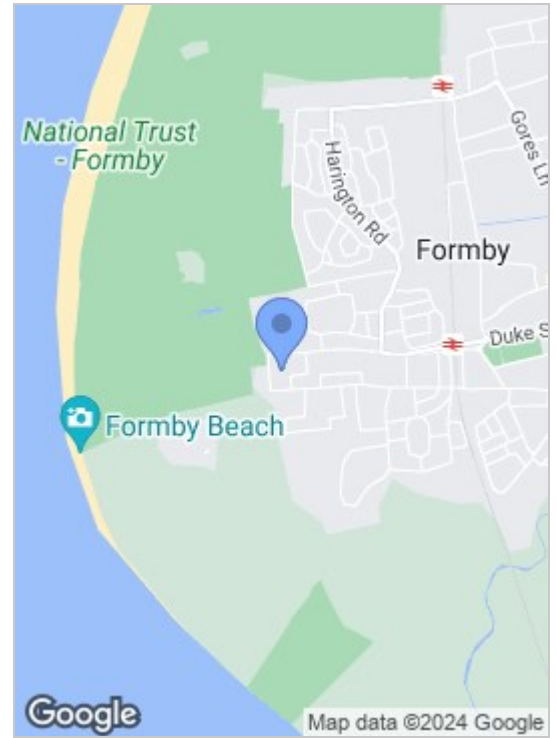
Abode are delighted to offer for sale this superbly presented FOUR BEDROOM DETACHED family residence situated in a highly sought after and secluded L37 location. With Formby beach just a short walk away, as well as a number of top quality schools in the area, excellent transport links and Formby village at close hand, Church Green has everything to offer the potential buyer.

The property itself briefly comprises; Spacious bright hallway, downstairs cloaks, WC, front lounge, fitted modern kitchen, utility room with access to a gym room, garage, and straight into the garden. There is also a dining and sitting area all to the ground floor ideal for entertaining. To the first floor there are FOUR bedrooms, en suite shower room to the master and family bathroom.

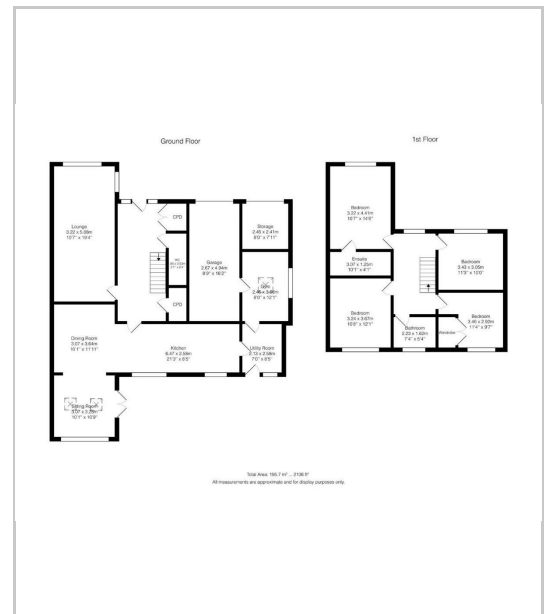
Outside there is a beautifully landscaped, secluded and south facing rear garden and to the front there is a large driveway & garage for ample off road parking as well as a mature lawned area to enjoy. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.



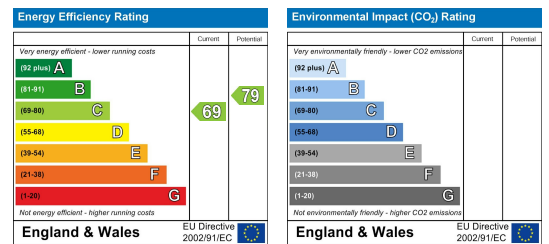
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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