



## 3 Crescent Avenue

Formby, L37 2ES

**Offers over £750,000**

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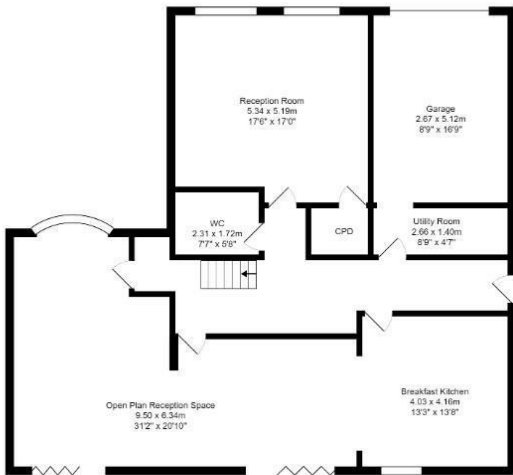
# 3 Crescent Avenue

Formby, L37 2ES

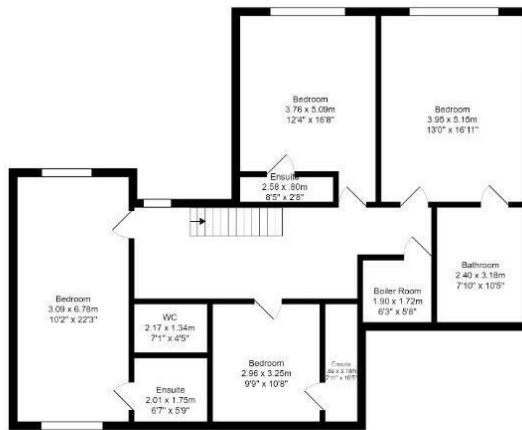
Offers over £750,000



Ground Floor



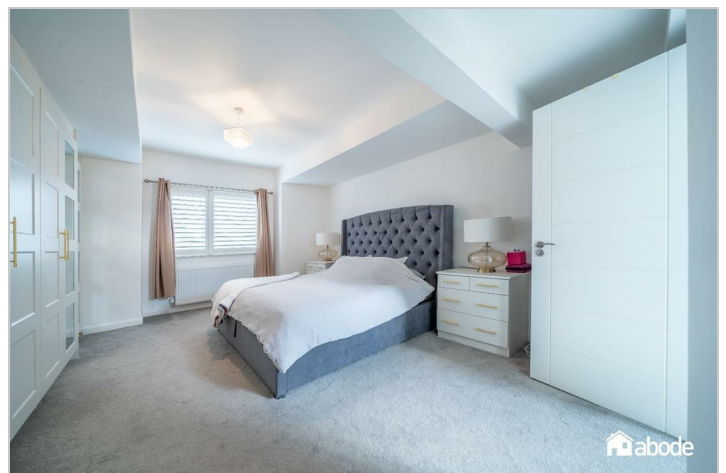
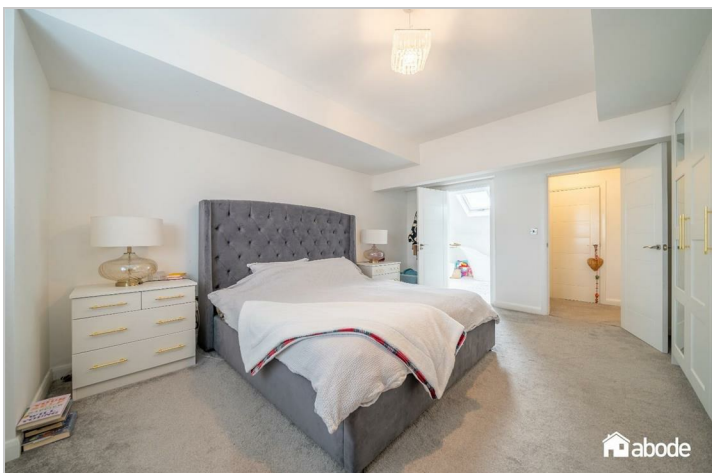
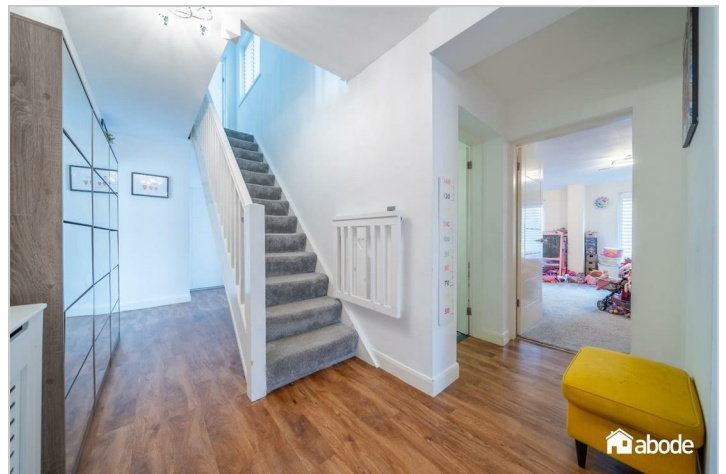
1st Floor



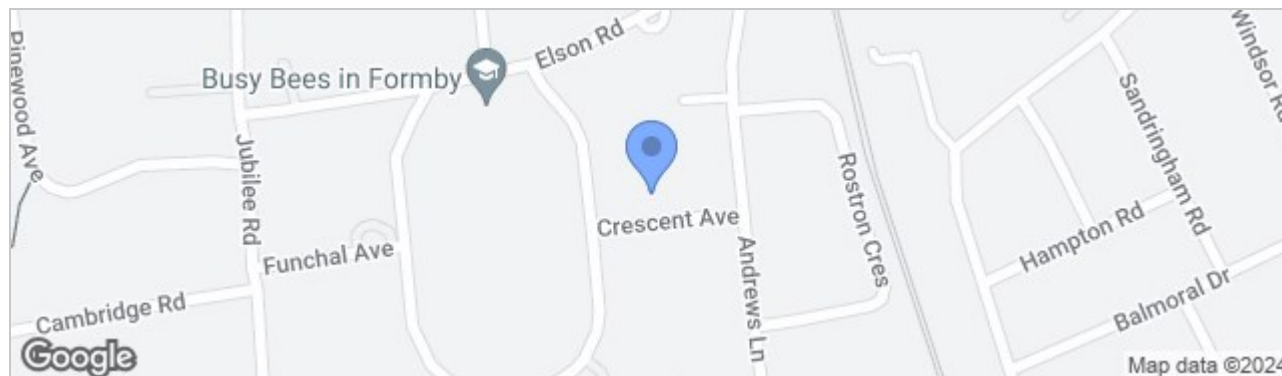
Detached Annexe



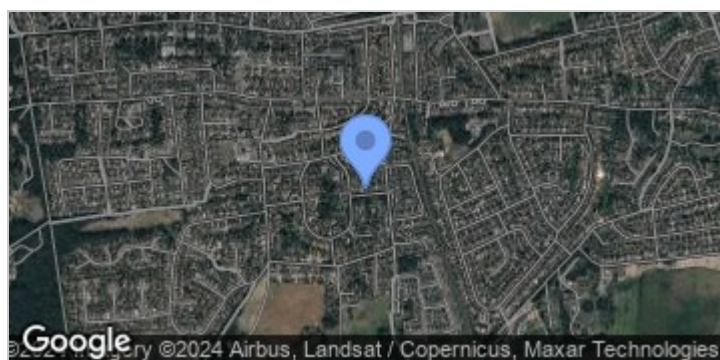
Total Area: 294.1 m<sup>2</sup> ... 3165 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



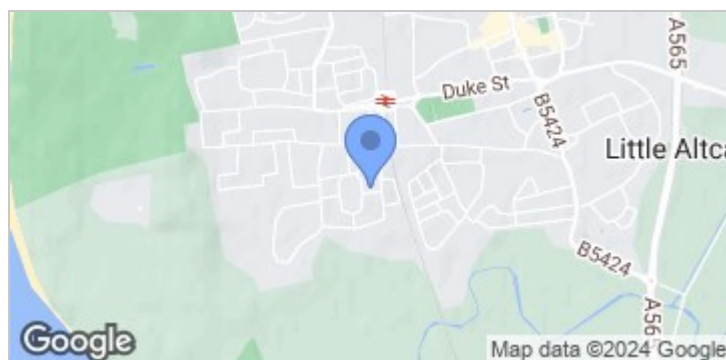
## Road Map



## Hybrid Map



## Terrain Map



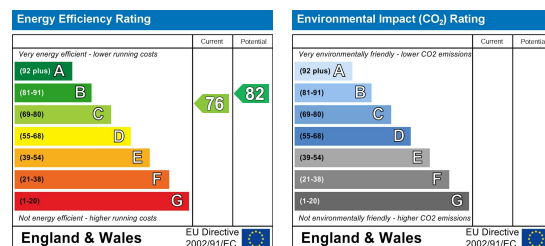
- **MODERN DETACHED HOME**
- **4 EN-SUITES**
- **GARDEN OFFICE**
- **4 BEDROOMS**
- **WELL PRESENTED**
- **SUNNY GARDEN**
- **OPEN PLAN KITCHEN/LIVING AREA**
- **NEUTRAL DECOR**
- **GARAGE**
- **ELECTRIC GATES**

## 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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