



## 53 Hawksworth Drive

Formby, L37 7EY

**Offers in the region of £395,000**

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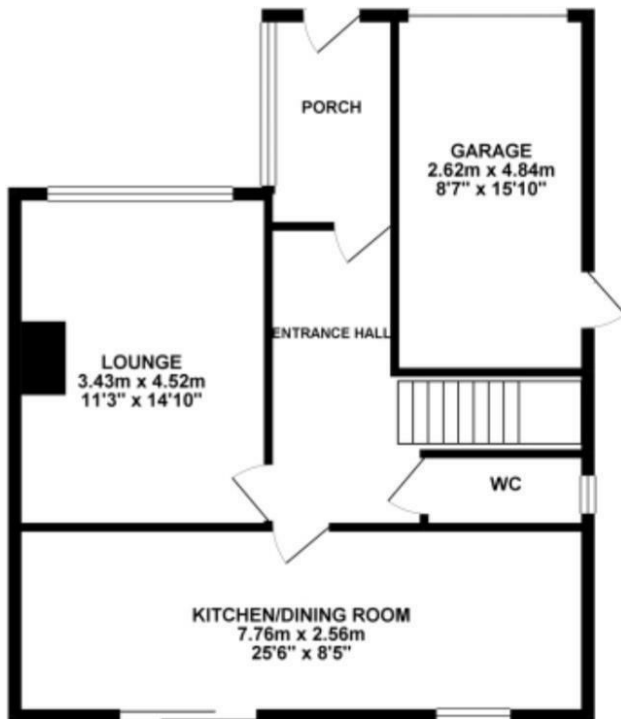
# 53 Hawksworth Drive

Formby, L37 7EY

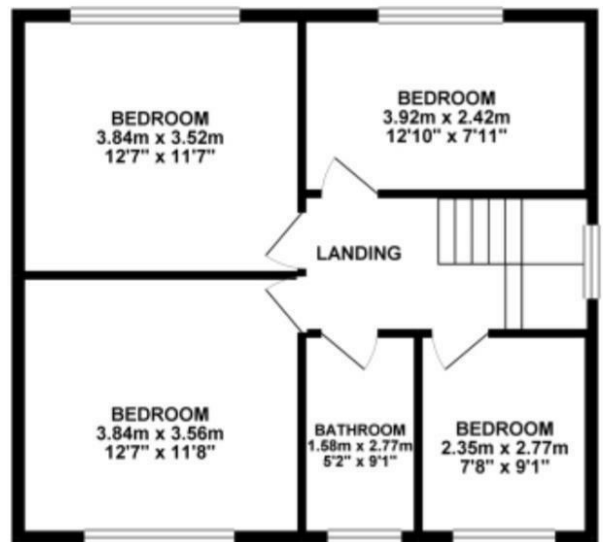
Offers in the region of £395,000



GROUND FLOOR 65.42 sq. m.  
( 704.20 sq. ft. )



1ST FLOOR 54.95 sq. m.  
( 591.52 sq. ft. )



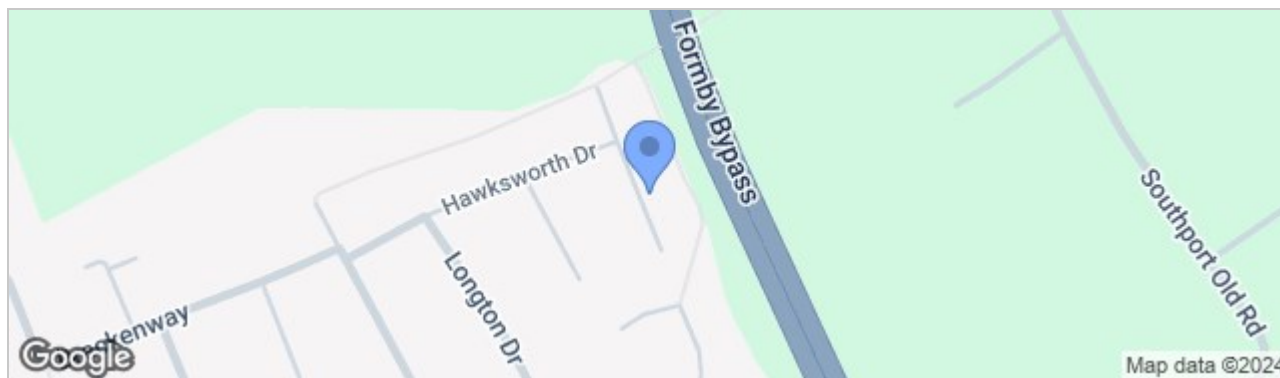
TOTAL FLOOR AREA : 120.38 sq. m. ( 1295.72 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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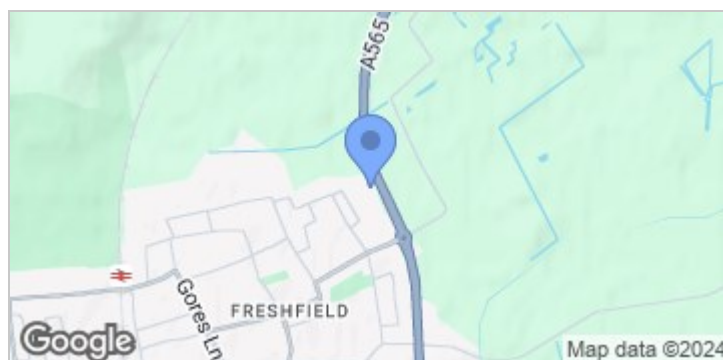
## Road Map



## Hybrid Map



## Terrain Map



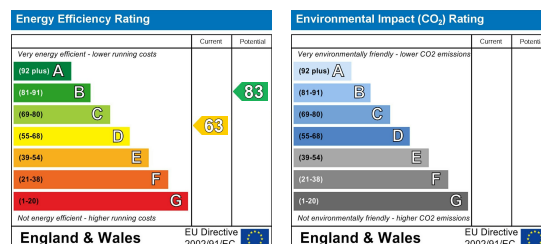
- **REFURBISHED THROUGHOUT TO A HIGH STANDARD**
- **FRONT COSY ROOM WITH NEW LOG BURNER**
- **DOWNSTAIRS WC**
- **NEW OPEN PLAN FITTED KITCHEN AND DINING AREA**
- **ALL NEW BLINDS, CURTAIN POLES AND KITCHEN ROLLER BLINDS**
- **ALL NEW CARPETS AND NEW FLOORING**
- **COMPLETE REWIRE 2022 AND NEW BOILER INSTALLED 2022**
- **EASY MAINTENANCE GARDEN TO THE REAR**
- **GARAGE AND ACCESS THROUGH SIDE DOOR**
- **OFF ROAD PARKING FOR MULTIPLE CARS**

## 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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