



## 8 Carrs Crescent

Formby, L37 2EU

**Offers in the region of £775,000**





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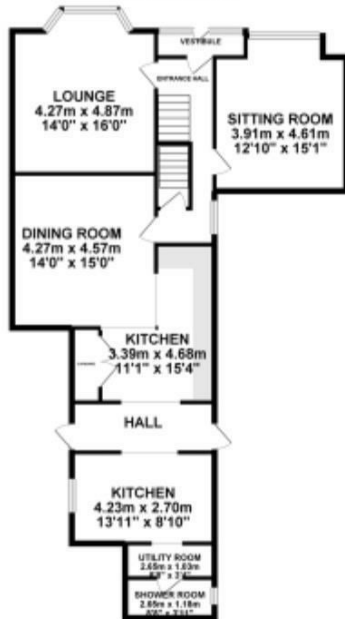
Offers in the region of £775,000



BASEMENT 30.30 sq. m.  
( 326.15 sq. ft. )



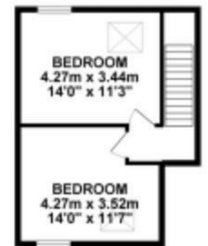
GROUND FLOOR 104.86 sq. m.  
( 1128.70 sq. ft. )



1ST FLOOR 71.47 sq. m.  
( 769.31 sq. ft. )



2ND FLOOR 34.55 sq. m.  
( 371.90 sq. ft. )



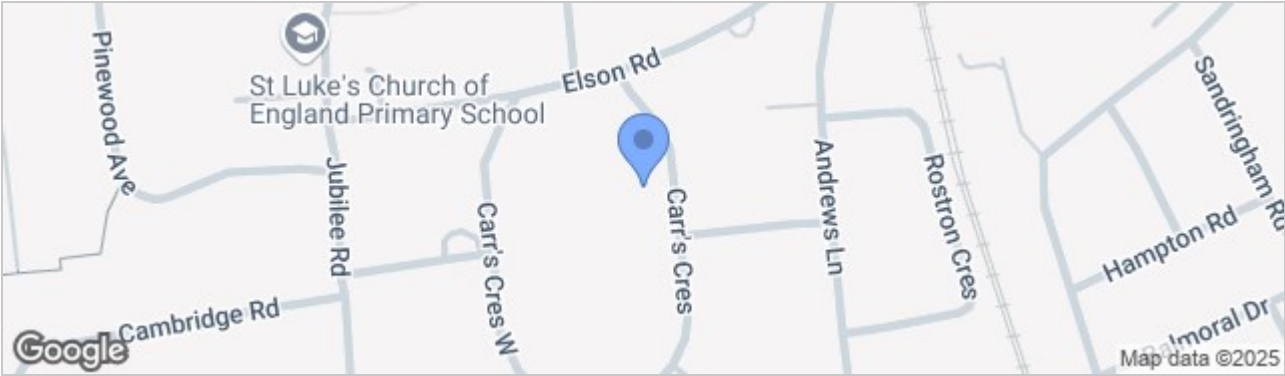
TOTAL FLOOR AREA : 241.18 sq. m. ( 2596.06 sq. ft. ) approx.

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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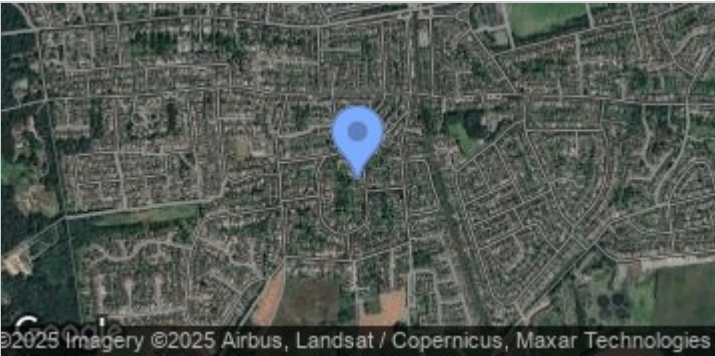




Road Map



Hybrid Map



Terrain Map



- **A STUNNING PERIOD SEMI DETACHED HOUSE**
- **FULLY RESTORED & RENOVATED TO THE HIGHEST STANDARDS**
- **OPEN PLAN KITCHEN & BREAKFAST ROOM WITH VERANDA**
- **FIVE DOUBLE BEDROOMS & THREE BEAUTIFUL BATHROOMS**
- **SPANNING FOUR FLOORS WITH A CINEMA ROOM**
- **COMMODIOUS REAR GARDENS & BEAUTIFUL COBBLED COURTYARD**
- **OFF ROAD PARKING & DOUBLE GARAGE**
- **UTILITY ROOM & THREE RECEPTION ROOMS**
- **SOUGHT AFTER FORMBY LOCATION - AN IDEAL FAMILY HOME**
- **TENURE FREEHOLD - COUNCIL TAX BAND E**

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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