



25 Elsworth Close

Formby, L37 2YS

Offers in excess of £625,000



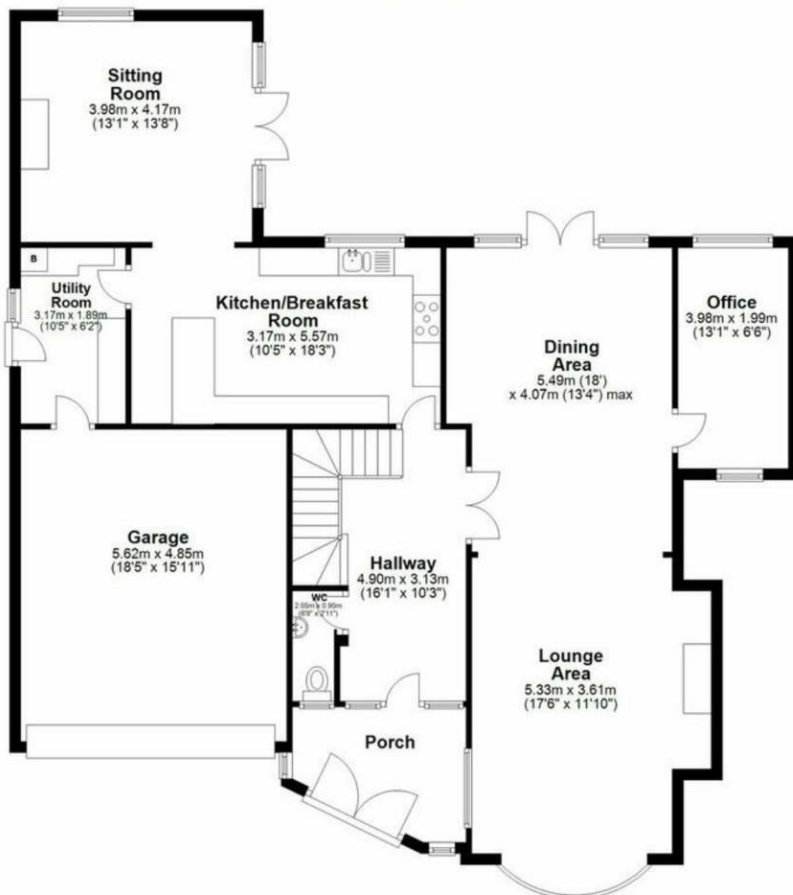
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Ground Floor
Approx. 144.6 sq. metres (1556.1 sq. feet)



First Floor
Approx. 108.0 sq. metres (1162.6 sq. feet)



Total area: approx. 252.6 sq. metres (2718.7 sq. feet)



Road Map



Hybrid Map



Terrain Map



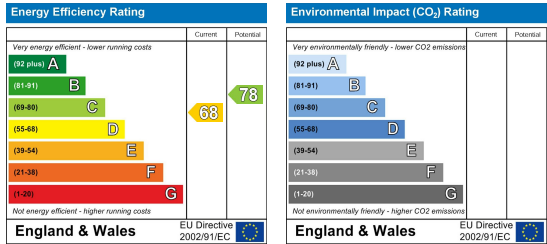
- **A BEAUTIFUL FOUR BEDROOM DETACHED HOUSE**
- **IMMACUATELY PRESENTED THROUGHOUT**
- **GORGEOUS SOUTH FACING REAR GARDENS**
- **PLENTY OF OFF ROAD PARKING & DOUBLE INTEGRAL GARAGE**
- **THREE VERSATILE RECEPTION ROOMS**
- **KITCHEN, UTILITY ROOM & W.C**
- **PRIMARY SUITE WITH EN-SUITE SHOWER ROOM**
- **BRIGHT, LIGHT & SPACIOUS**
- **TENURE FREEHOLD - COUNCIL TAX BAND G**
- **WALKING DISTANCE TO PINWOODS & SALUBRIOUS CUL-DE-SAC LOCATION**

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



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk