



86 Wicks Lane

Formby, L37 1PX

Offers in the region of £475,000

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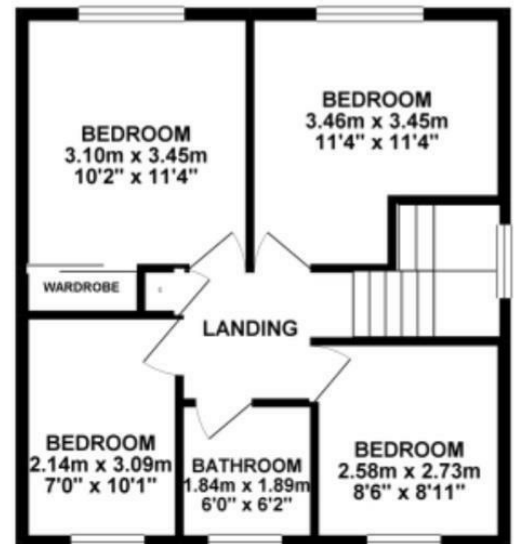
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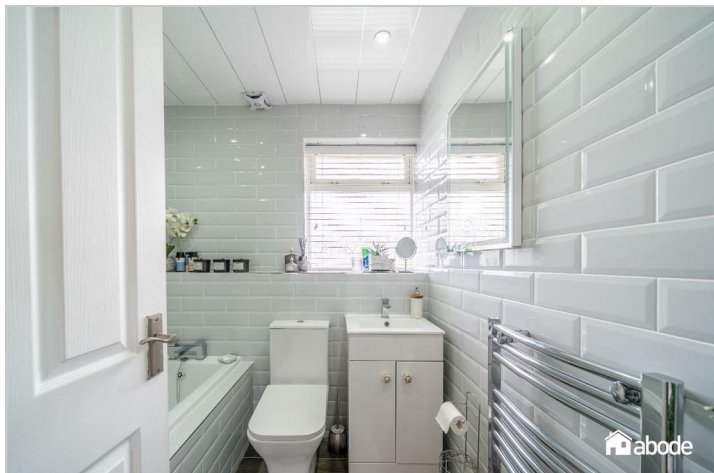
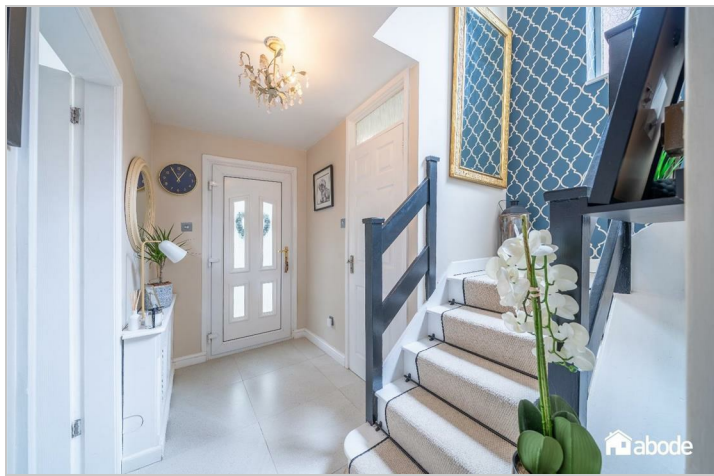
GROUND FLOOR 90.77 sq. m.
(977.00 sq. ft.)

1ST FLOOR 47.05 sq. m.
(506.48 sq. ft.)

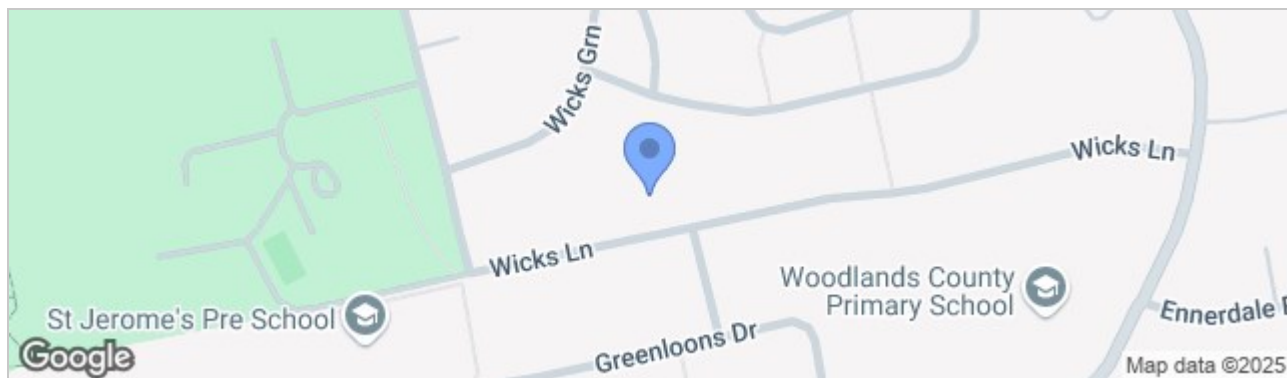


TOTAL FLOOR AREA : 137.82 sq. m. (1483.48 sq. ft.) approx.

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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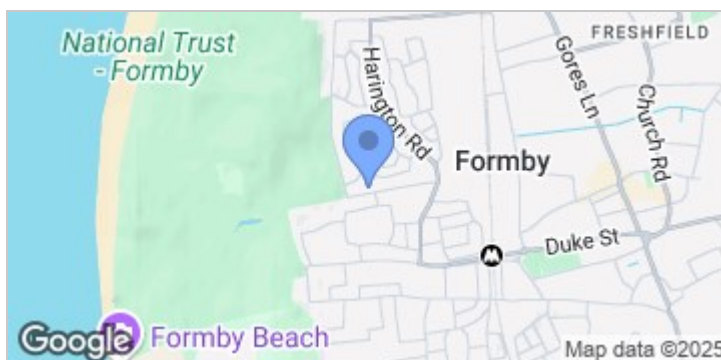
Road Map



Hybrid Map



Terrain Map



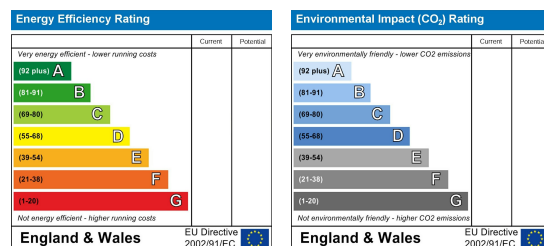
- **A FANTASTIC FOUR BEDROOM DETACHED HOUSE**
- **EXTENDED TO THE GROUND FLOOR**
- **THREE VERSATILE RECEPTION ROOMS PLUS KITCHEN/DINER**
- **STYLISH SHOWER ROOM & BATHROOM**
- **DESIRABLE FORMBY LOCATION WALKING DISTANCE TO NATIONAL TRUST**
- **IDEAL FOR FAMILIES**
- **BEAUTIFUL FRONT & REAR GARDENS**
- **OFF ROAD PARKING & GARAGE**
- **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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