



8 Edinburgh Road

Formby, L37 6EP

Offers in excess of £140,000



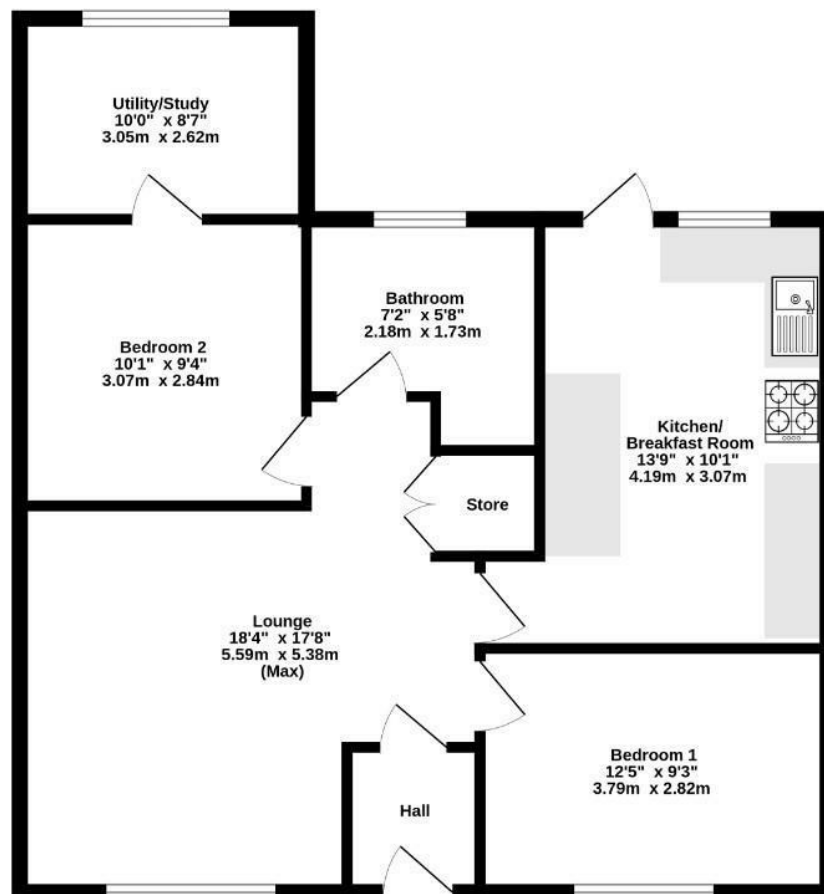
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GROUND FLOOR

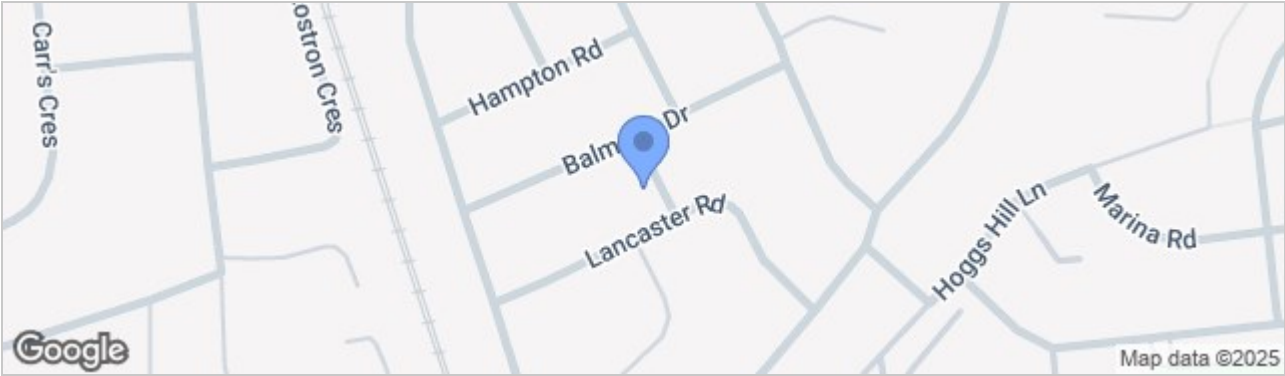


TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metroplex 62023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metroplex 62025



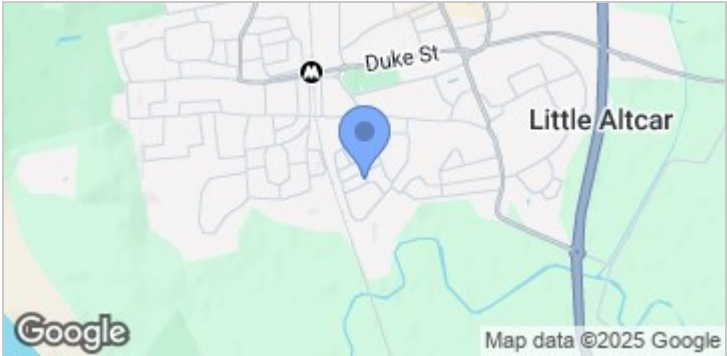
Road Map



Hybrid Map



Terrain Map



- **A SUPERB TWO BEDROOM GROUND FLOOR APARTMENT**
- **NO VENDOR CHAIN DELAY!**
- **OFF ROAD PARKING**
- **LOVELY BREAKFAST KITCHEN**
- **TENURE FREEHOLD - COUNCIL TAX BAND A**
- **WALKING DISTANCE TO THE VILLAGE**
- **IDEAL FOR DOWNSIZERS & INVESTORS**

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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