



1 Funchal Avenue

Formby, L37 2HS

Offers in excess of £550,000





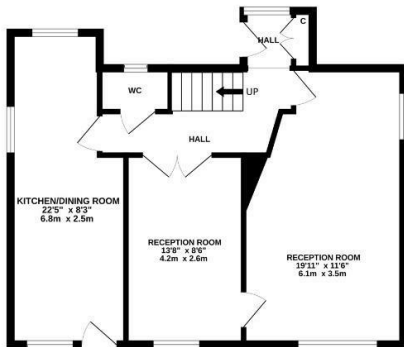
# 1 Funchal Avenue

Formby, L37 2HS

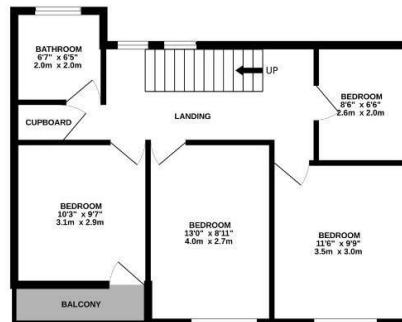
Offers in excess of £550,000



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

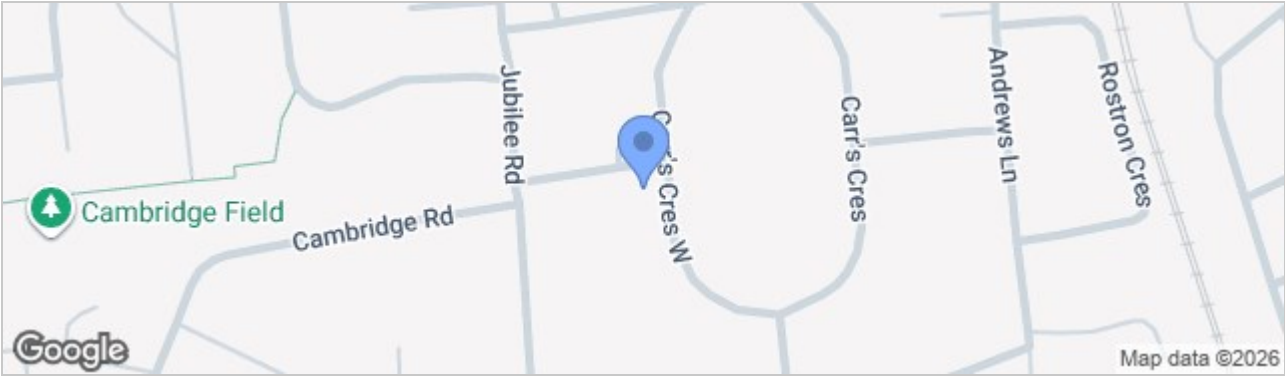


TOTAL FLOOR AREA : 1533 sq.ft. (142.5 sq.m.) approx.

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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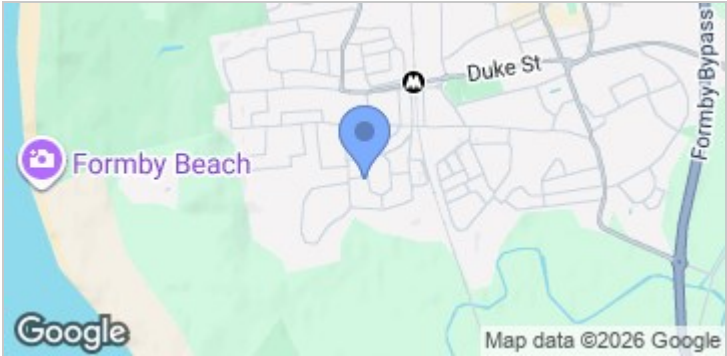
Road Map



Hybrid Map



Terrain Map



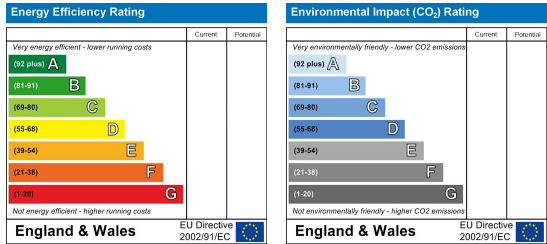
- **A SUBSTANTIAL PLOT WITH LARGE WRAP AROUND ESTABLISHED GARDENS**
- **A SUPERB FOUR BEDROOM DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **POTENTIAL IN ABUNDANCE**
- **NO VENDOR CHAIN DELAY!**
- **TENURE FREEHOLD - COUNCIL TAX BAND E**
- **OFF ROAD PARKING & DETACHED GARAGE**
- **CLOSE TO HIGHLY REGARDED SCHOOLS**
- **IDEAL FOR FAMILIES OR DEVELOPMENT**
- **HIGHLY DESIRABLE FORMBY 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



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