



9 York Road, Formby

Liverpool



NICHOLLS
& BARNES

ESTATE AGENTS

£650,000

9 York Road

Formby, Liverpool

Exciting opportunity to own a spacious, double-fronted four-bed detached house in sought-after location. Extensive living space, open plan kitchen, office, garage, established gardens, and no chain. Perfect for families seeking a bespoke home with outdoor leisure space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Captivating Detached Family Home
- Four Double Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Scope For Modernisation
- Beautiful Established Gardens
- Garage/Outbuilding/Garden Entertainment Area
- Driveway Parking
- Ideally Located
- No Chain



REAR GARDEN

FRONT GARDEN

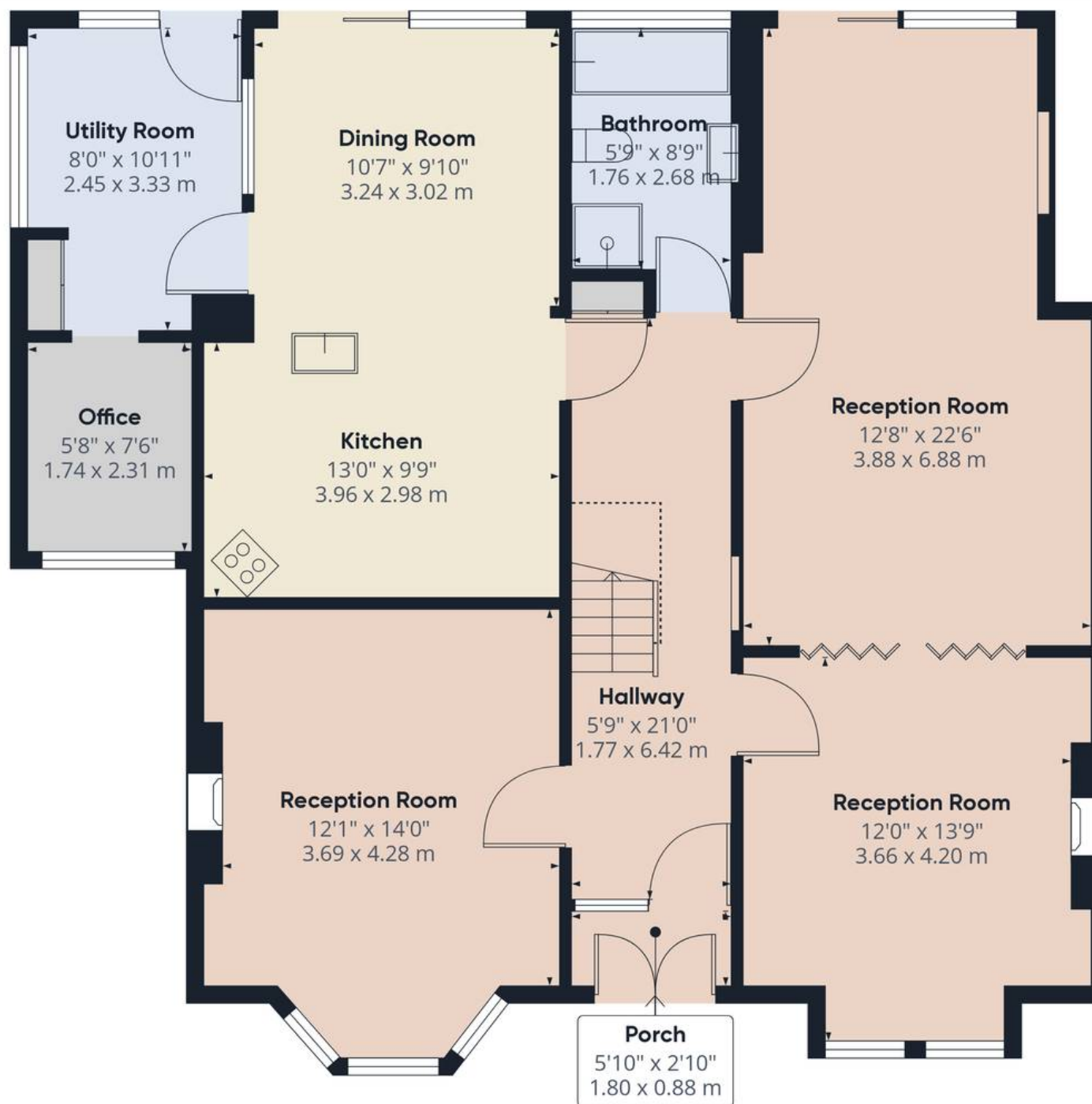
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





Approximate total area⁽¹⁾

1190.16 ft²

110.57 m²

Reduced headroom

141.01 ft²

1.22 m²

(1) Excluding balconies and terraces

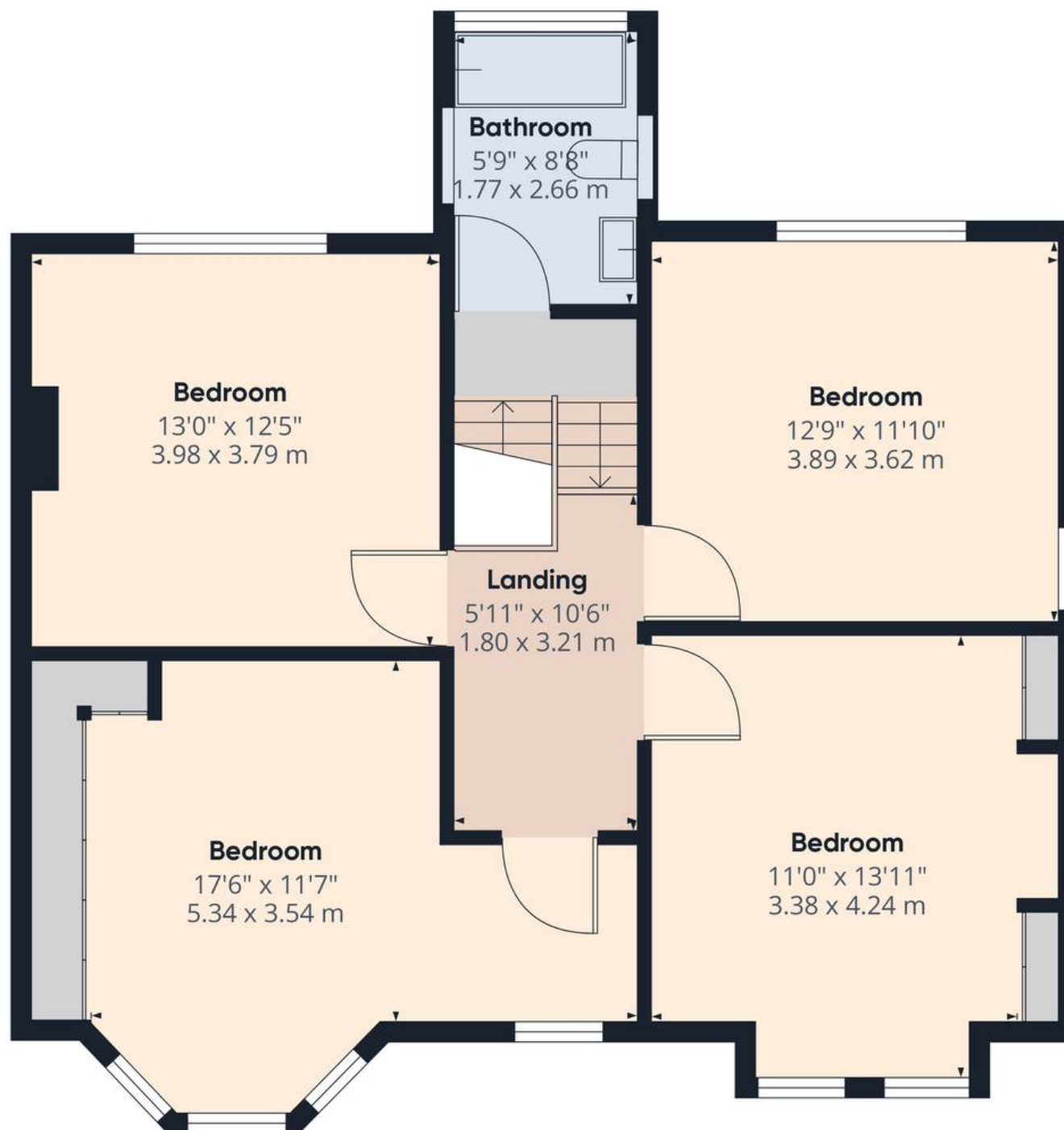
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

Approximate total area⁽¹⁾

790.51 ft²

73.44 m²

(1) Excluding balconies and terraces

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