



1 College Avenue, Formby

Liverpool



NICHOLLS
& BARNES

ESTATE AGENTS

Offers in Region of £800,000

1 College Avenue

Formby, Liverpool

Impressive 6 bedroomed Victorian Residence

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Impressive Victorian Residence
- Six Bedrooms Over Three Floors
- Huge Scope for Potential
- Requires Modernization
- Four Reception Rooms
- Spacious Kitchen & Separate Utility Room
- Corner Plot With Extensive Surrounding Land





FRONT GARDEN

REAR GARDEN

GARAGE

Double Garage

DRIVEWAY

4 Parking Spaces







Approximate total area⁽¹⁾

2529.2 ft²

234.97 m²

Reduced headroom

11.63 ft²

1.08 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.

GIRAFFE360



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