

1 College Avenue

Formby, Liverpool

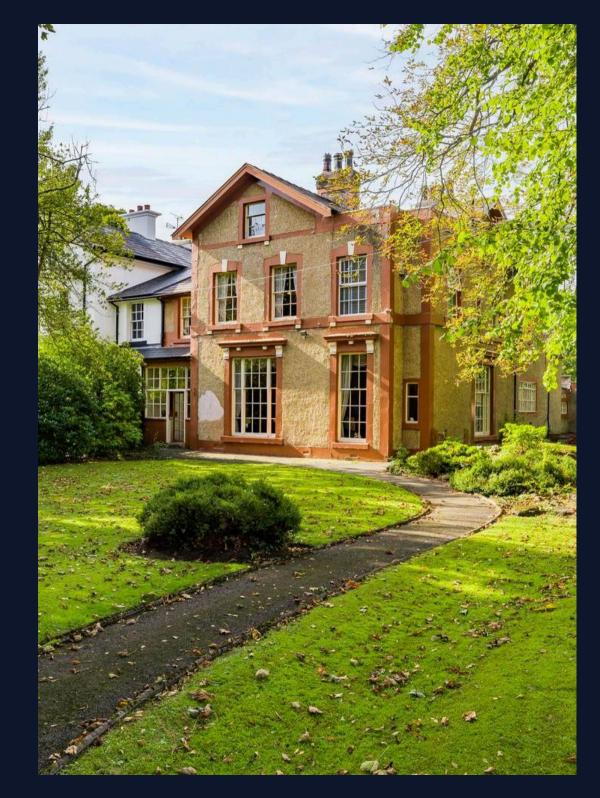
Impressive 6 bedroomed Victorian Residence Council Tax band: G

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

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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