



**3 Poole Way, Formby, Liverpool, L37 6FG**  
**£482,500**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer The Avondale, a stunning 4 bedroom family home with upgraded open plan kitchen/ breakfast/ dining area including an impressive bay window. Benefit from a handy utility room adjoining the kitchen with extra storage space. You'll also find a triple aspect lounge which has French doors leading to the garden where you can unwind and enjoy this beautiful area. Upstairs there's a main bedroom with dressing area and large en suite. Also featuring 3 further double bedrooms and a family bathroom.

Families will love the spacious homes at Pinewood Park. They are designed to the highest quality with everyone in mind. Each home has been meticulously thought through, and the energy efficient design will help you save on your energy bills each month. 5 Star Homebuilder for 15 consecutive years.

Pinewood Park is located less than a mile from Formby train station, providing excellent connections to both Liverpool City Centre and Southport. Formby is the perfect place for spotting wildlife and getting back to nature. Its beautiful sands are within easy reach along with plenty of high street and independent shops as well as some fantastic bars and restaurants.

Freehold  
EPC Rating B  
Management fee £132 pa  
10 year Structural Warranty  
2 years Builders Defeat  
Council Tax TBC

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### STUDY 9'5" x 8'2" (2.88m x 2.49m)

Perfect for working from home.

#### WC 5'9" x 3'21/6" (1.76m x 98cm)

Contemporary WC containing white sanitary ware plus tiling.

#### LOUNGE 18'0" x 11'10" (max) (5.49m x 3.61m (max))

Beautiful triple aspect lounge with French doors leading to the garden. The perfect place to unwind.

#### KITCHEN/BREAKFAST/DINING AREA 21'7" x 14'5" (max) (6.60m x 4.41m (max))

Stylish, large open plan kitchen/breakfast/dining area with beautiful bay window leading to garden, great for entertaining.

#### UTILITY 6'9" x 5'6" (2.06m x 1.68m)

Ideal for laundry.

#### LANDING

Leading to

#### MASTER BEDROOM 18'3" x 11'10" (5.58m x 3.61m)

Beautiful master bedroom leading to

#### EN SUITE 7'3" x 4'8" (2.22m x 1.43m)

Contemporary en suite with white sanitary ware plus tiling.

#### BEDROOM 2 12'9" x 8'4" (3.89m x 2.55m)

An impressive double bedroom.

#### BATHROOM 9'4" x 6'3" (2.87m x 1.92m)

Contemporary family bathroom containing white sanitary ware plus tiling.

#### BEDROOM 3 11'8" x 10'10" (3.56m x 3.31m)

An impressive double bedroom.

#### BEDROOM 4 12'9" x 8'4" (3.89m x 2.55m)

An impressive double bedroom.

#### EXTERNAL

Single garage

Garden

\*\*\*\* PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY\*

Deposit Contribution available\*

OR help towards Stamp Duty fees

\*Any incentives are subject to builders terms, conditions and price differentials

