



55 Richardson Road, Formby, L37 6GD
£320,000

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer this beautiful, 3 bedroom semi detached property with upgraded kitchen and luxury flooring. Blinds and light fittings also included! Living here you'll enjoy a spacious lounge, stylish open plan kitchen and dining area with French doors leading to a generous garden., There's also a downstairs WC, 2 double rooms, 1 single room and a family bathroom. Don't miss out on the opportunity to make this wonderful house your new home!

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. Not only that it's 5 Star Homebuilder for 15 consecutive years! The site is located less than a mile from Formby train station, providing excellent connections to both Liverpool City Centre and Southport. Formby itself is an ideal place for spotting wildlife and getting back to nature. Its beautiful sands are within easy reach along with plenty of high street/independent shops and some fantastic bars and restaurants. Being so close to high achieving schools is yet another benefit.

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

GROUND FLOOR

HALL

Welcoming entrance leading to

WC 4'11" x 6'8" (1.50m x 2.05m)

Contemporary WC with white sanitary ware plus tiling.

LOUNGE 10'9" x 15'6" (max) (3.30m x 4.74m (max))

Spacious, dual aspect lounge. The perfect place to relax and unwind after a long day.

KITCHEN/DINING AREA 15'6" x 12'0" (max) (4.74m x 3.66m (max))

Stylish, open plan, kitchen with dining area and French doors leading to lovely garden.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 12'5" x 15'6" (3.81m x 4.74m)

Beautiful master bedroom leading to

BATHROOM 7'0" x 6'6" (2.15m x 2.00m)

Contemporary family bathroom with white sanitary ware plus tiling.

BEDROOM 2 8'8" x 12'7" (2.65m x 3.86m)

An impressive double bedroom.

BEDROOM 3

An impressive single bedroom.

EXTERNAL

Garden.

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

*Any incentives are subject to builders terms, conditions and price differentials*** From Developers standard range and pricing.

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