



## 1 Harlech Road

Blundellsands, Liverpool, L23 6XA

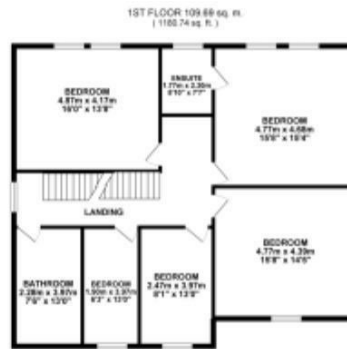
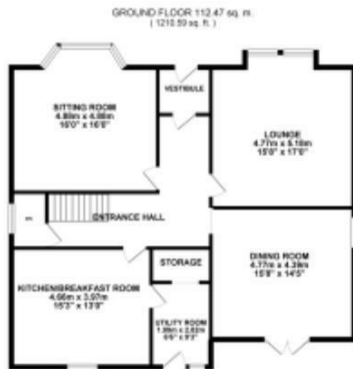
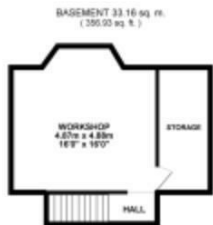
**Offers over £675,000**



# 1 Harlech Road

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**Offers over £675,000**

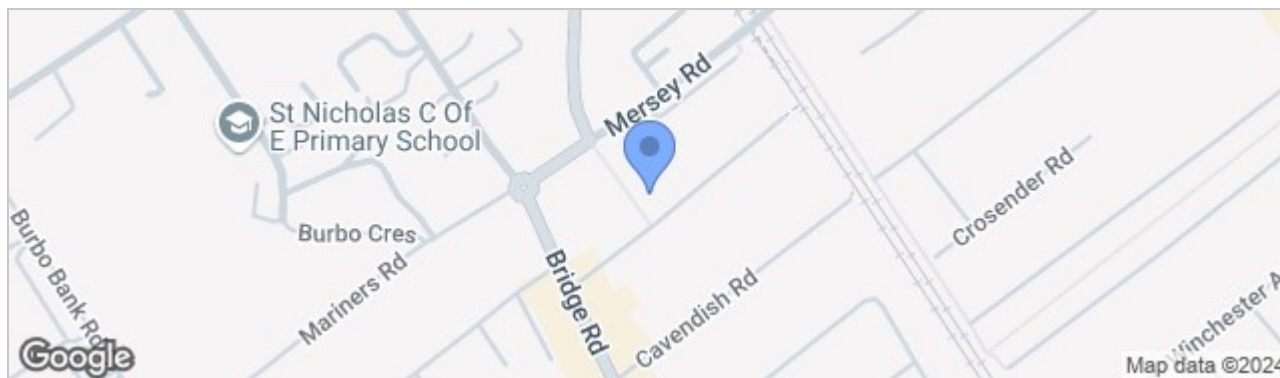


**TOTAL FLOOR AREA : 315.82 sq. m. ( 3399.46 sq. ft. ) approx.**

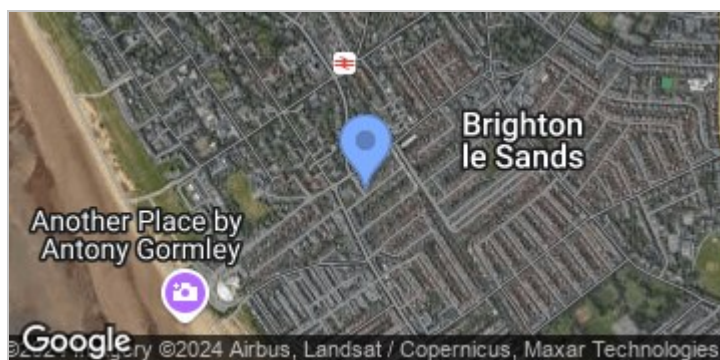
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Road Map



## Hybrid Map



## Terrain Map



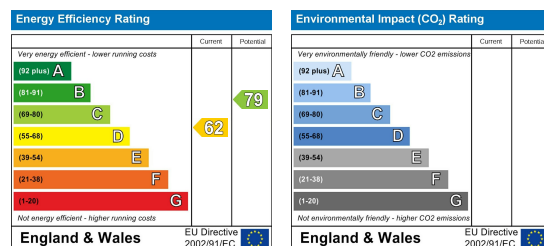
- **SUPERBLY PRESENTED THROUGHOUT**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **DOUBLE FRONTED DETACHED RESIDENCE**
- **SEVEN BEDROOM GEORGIAN FAMILY HOME**
- **STATE OF THE ART FAMILY BATHROOM**
- **ELECTRIC CHARGING POINT**
- **PLANNING APPROVAL FOR KITCHEN/DINING & FAMILY ROOM KNOCK THROUGH**
- **EXCELLENT LOCAL SCHOOLS**
- **WALKING DISTANCE TO CROSBY BEACH**
- **CALL NOW FOR EARLY VIEWING**

## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003

Email: crosby@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 01704 827 402

Email: formby@abode-group.co.uk

Web: www.abode-group.co.uk