



## 40 Dowhills Road

Liverpool, L23 8SW

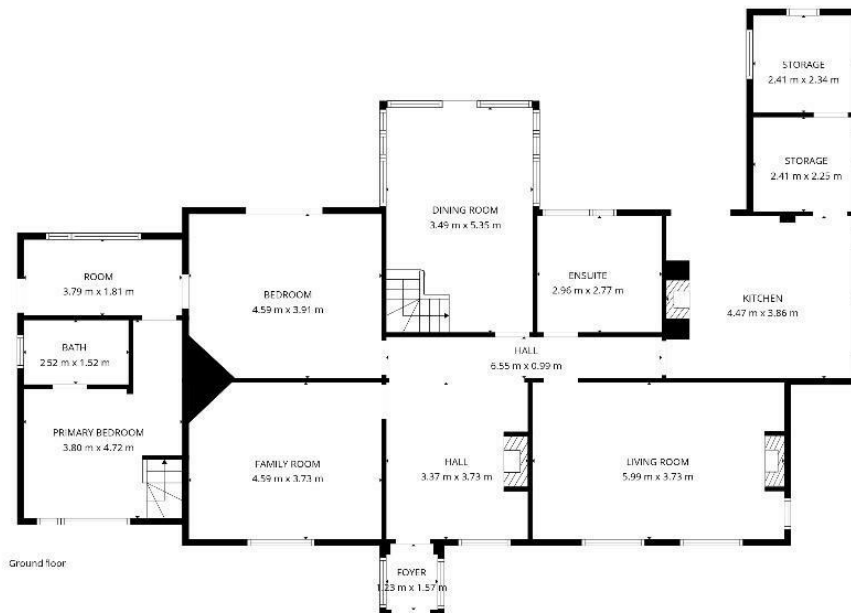
**Asking price £645,000**



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**TOTAL: 223 m<sup>2</sup>**

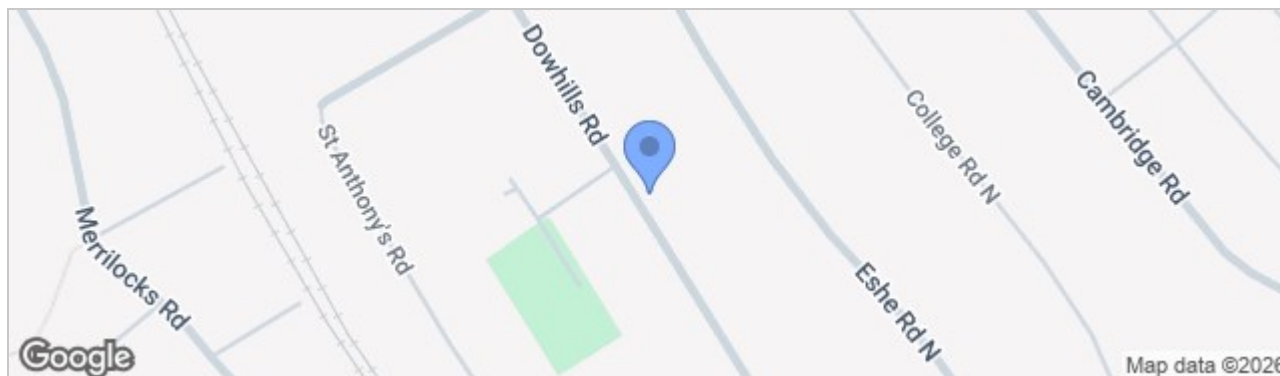
Ground floor: 153 m<sup>2</sup>, 1st floor: 70 m<sup>2</sup>

EXCLUDED AREAS: STORAGE: 12 m<sup>2</sup>, UNDEFINED: 3 m<sup>2</sup>, LOW CEILING: 12 m<sup>2</sup>, WALLS: 14 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



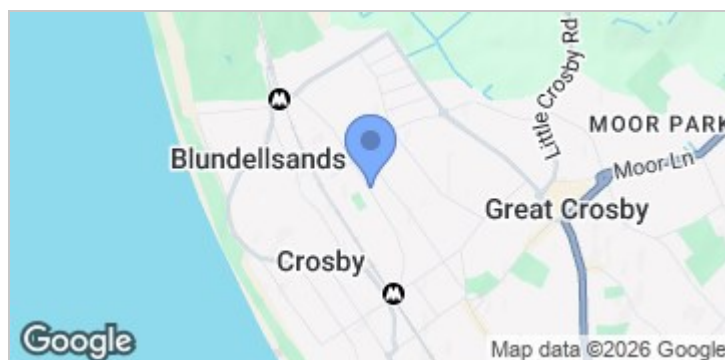
## Road Map



## Hybrid Map



## Terrain Map



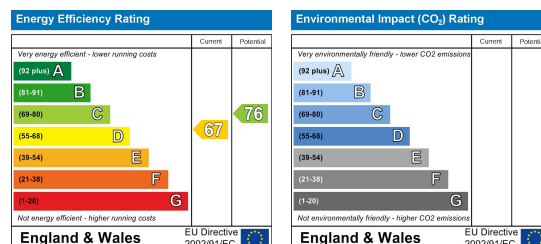
- **DETACHED DORMER BUNGALOW SET ON A SUBSTANTIAL PLOT**
- **FOUR GENEROUSLY SIZED BEDROOMS**
- **THREE WELL-APPOINTED BATHROOM FACILITIES**
- **HIGHLY SOUGHT-AFTER LOCATION NEAR LOCAL AMENITIES**
- **AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES**
- **EXCEPTIONALLY LARGE GARDEN**
- **CONVERTED GARAGE**
- **NO CHAIN**

## 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