finding houses, delivering homes



52 Andrews Lane

Formby, L37 2EW

4 2 3 D

Scan for a free valuation on your home

Offers in excess of £675,000





52 Andrews Lane

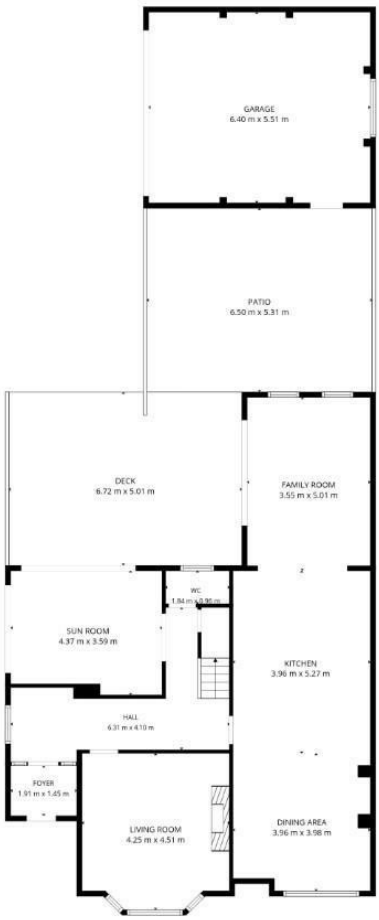
Formby, L37 2EW

Offers in excess of £675,000









TOTAL: 194 m2

Ground floor: 110 m2, 1st floor: 84 m2

EXCLUDED AREAS: GARAGE: 35 m2, DECK: 34 m2, PATIO: 35 m2, WALLS: 18 m2

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

Tel: 01704827402



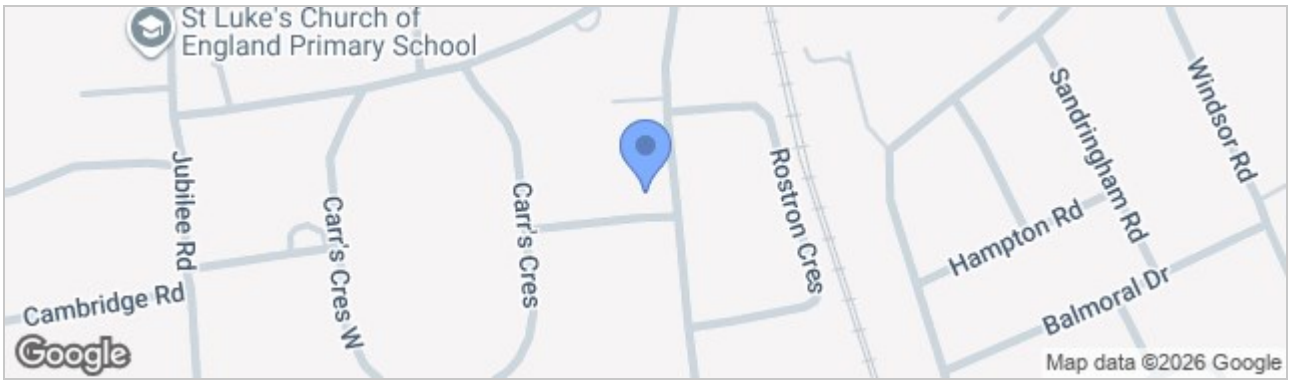




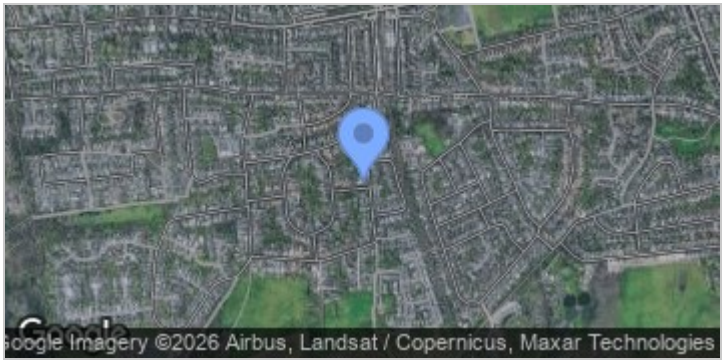




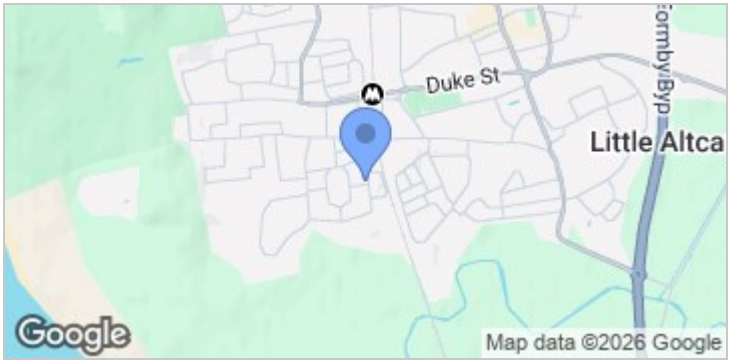
Road Map



Hybrid Map



Terrain Map



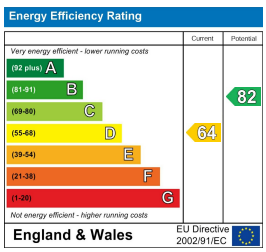
- **STUNNING DOUBLE-FRONTED FOUR BEDROOM TRADITIONAL SEMI-DETACHED HOME**
- **BEAUTIFULLY MODERNISED AND EXTENDED THROUGHOUT**
- **HIGHLY SOUGHT-AFTER ANDREWS LANE LOCATION ON A SUBSTANTIAL CORNER PLOT**
- **EXCEPTIONAL OPEN-PLAN KITCHEN, DINING AND FAMILY LIVING SPACE**
- **FABULOUS EXTENDED SUN ROOM WITH DUAL BI-FOLDING DOORS**
- **PRINCIPAL BEDROOM WITH STYLISH EN-SUITE AND CONTEMPORARY FAMILY BATHROOM**
- **LANDSCAPED GARDENS, DOUBLE GATED DRIVEWAY AND DETACHED DOUBLE GARAGE**
- **NO ONWARD CHAIN – VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS EXCEPTIONAL HOME**
- **TENURE FREEHOLD - COUNCIL TAX BAND F**

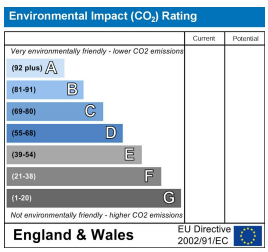
Viewing

Please contact our Formby Office
on 01704827402 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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