

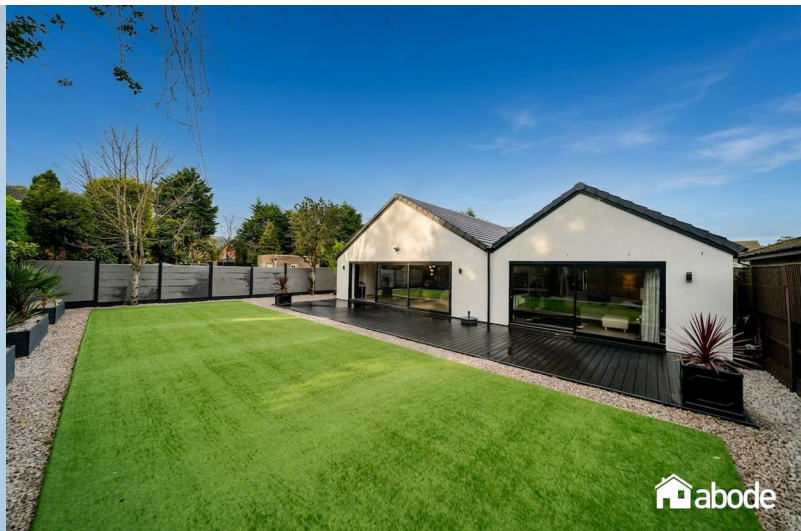


## 2 Harington Road

Formby, L37 1NS

**Offers in the region of £925,000**

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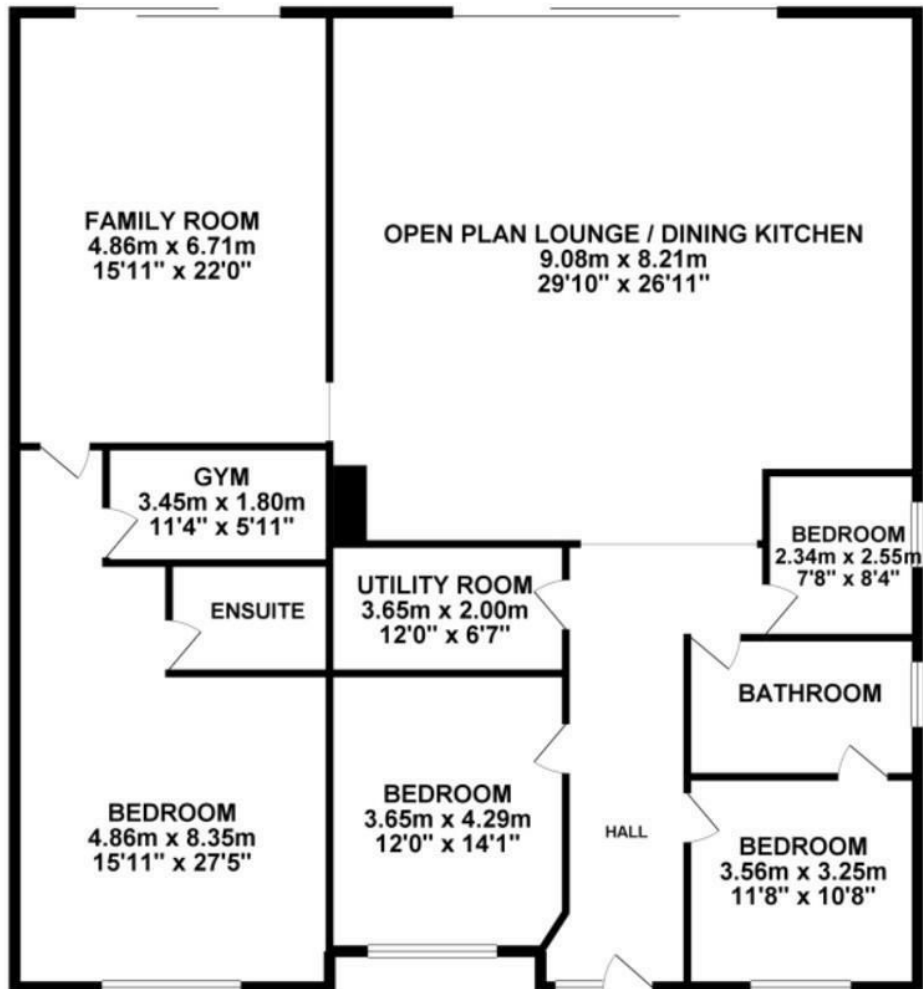
# 2 Harington Road

Formby, L37 1NS

Offers in the region of £925,000



GROUND FLOOR 208.21 sq. m.  
( 2241.17 sq. ft. )

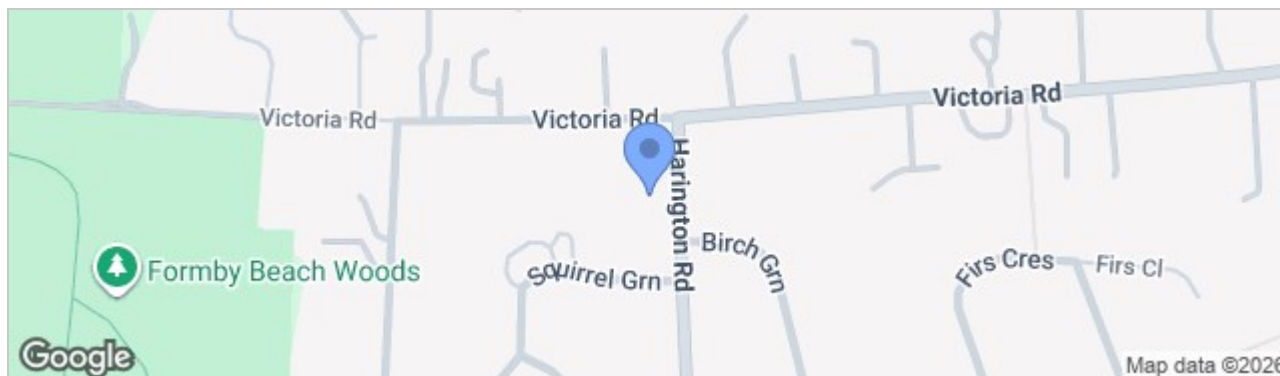


TOTAL FLOOR AREA : 208.21 sq. m. ( 2241.17 sq. ft. ) approx.

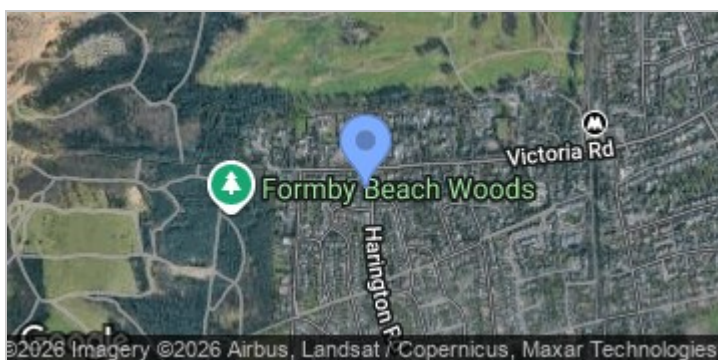
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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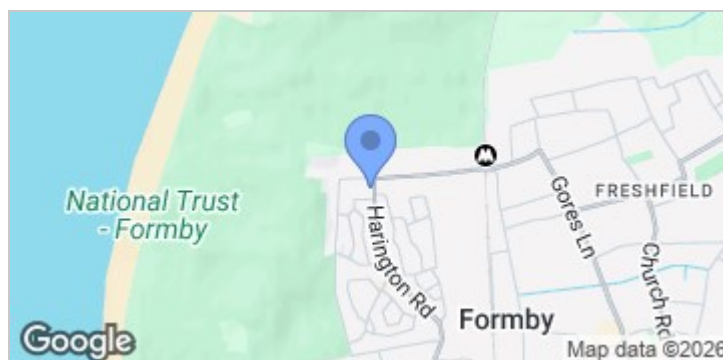
## Road Map



## Hybrid Map



## Terrain Map



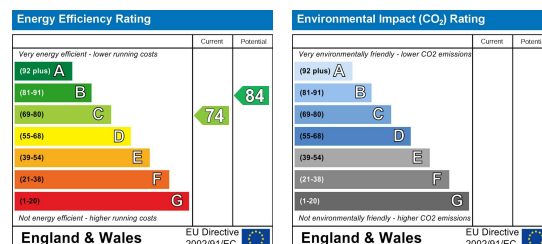
- **LUXURIOUS PRIMARY SUITE WITH EN SUITE SHOWER ROOM AND PRIVATE GYM AREA**
- **PRESTIGIOUS HARINGTON MOMENTS FROM PINE WOODS AND COAS**
- **EXCEPTIONAL FOUR BEDROOM DETACHED TURN KEY BUNGALOW FINISHED TO A HIGH SPECIFICATION**
- **STUNNING OPEN PLAN KITCHEN FAMILY SPACE WITH ISLAND BREAKFAST BAR AND GRANITE WORK SURFACES**
- **MULTIPLE RECEPTION AREAS INCLUDING PRINCIPAL LOUNGE AND LIVING SPACE WITH MULTI FUEL BURNER**
- **BEAUTIFULLY LANDSCAPED SOUTH FACING GARDENS WITH IN AND OUT DRIVEWAY TO THE FRONT**
- **TENURE FREEHOLD - COUNCIL TAX BAND E**

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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