



finding houses, delivering homes



## 1 Victoria Way

Formby, L37 1YF

**£725,000**

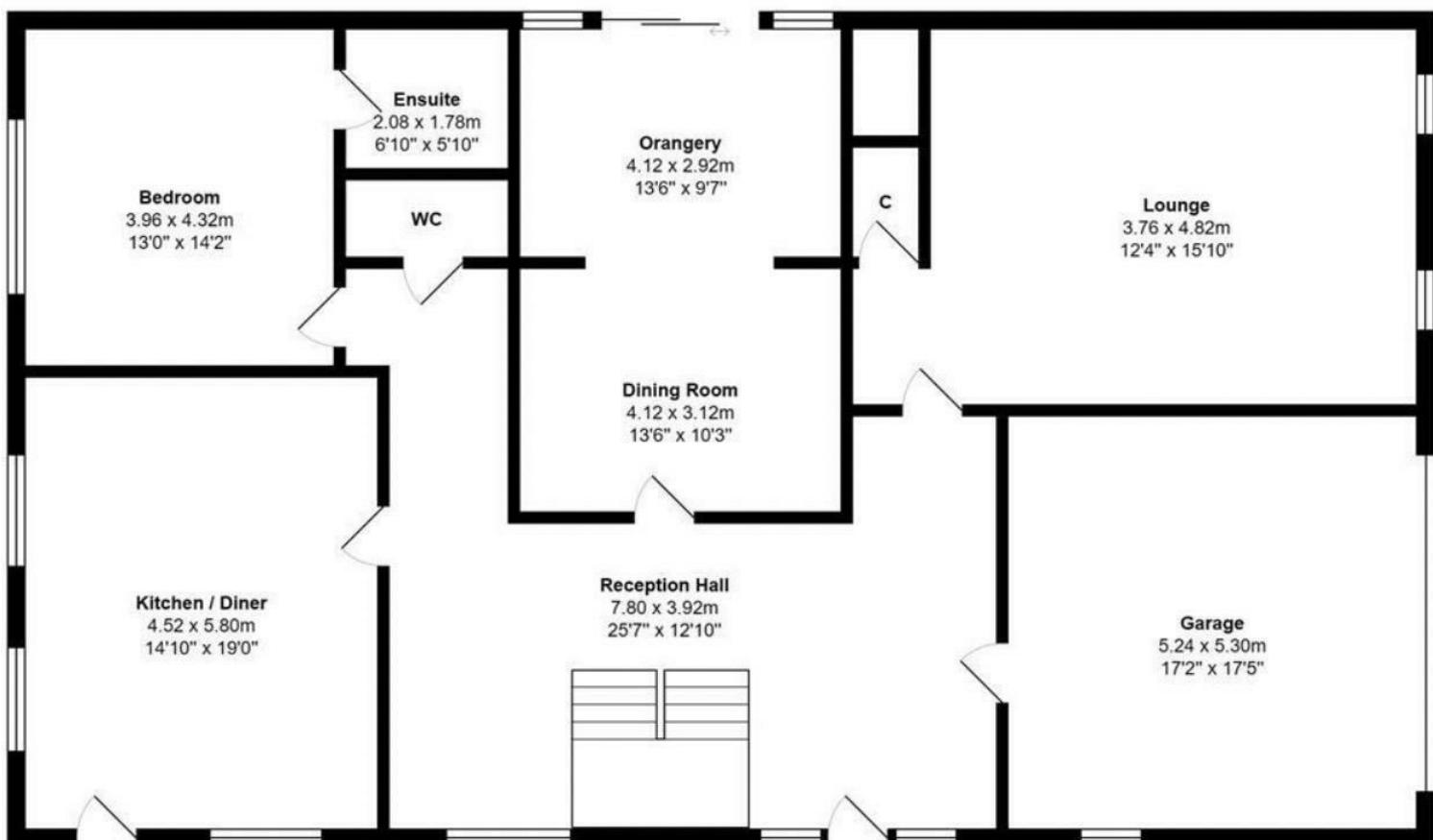
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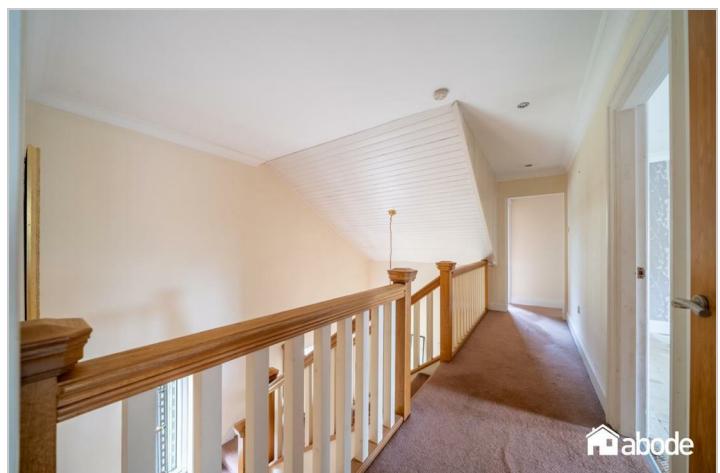
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Formby, L37 1YF

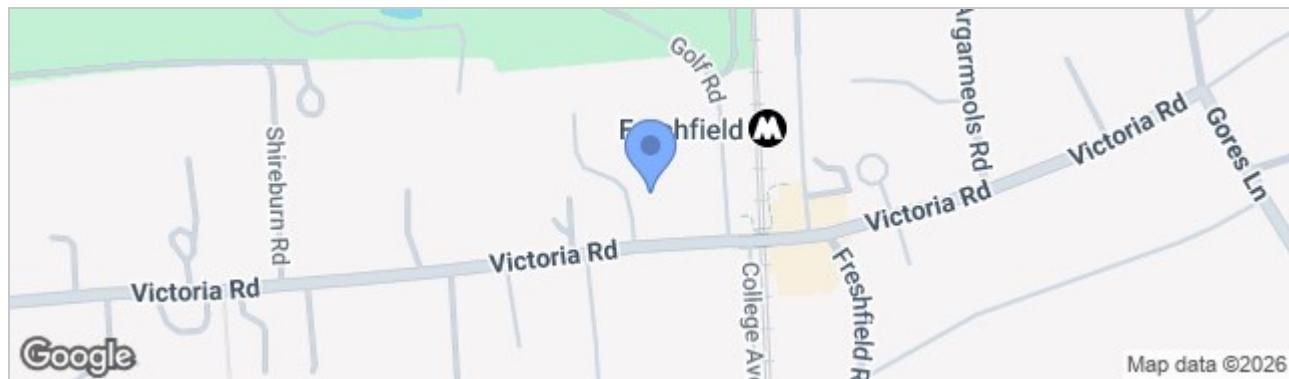
**£725,000**



Tel: 01704827402



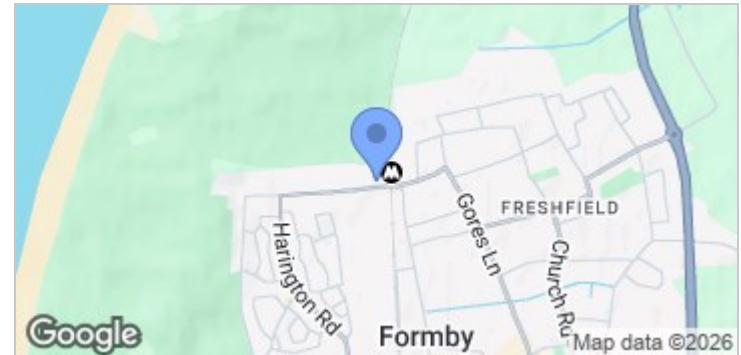
## Road Map



## Hybrid Map



## Terrain Map



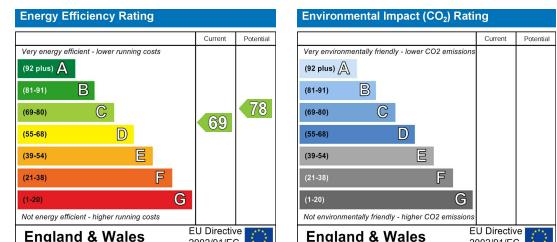
- SITUATED IN ONE OF FORMBY'S MOST PRESTIGIOUS FRESHFIELD LOCATIONS
- CLOSE TO THE TRAIN STATION, FORMBY VILLAGE, THE COAST, & PINEWOODS.
- GATED DRIVEWAY AND DOUBLE GARAGE
- SPACIOUS LOUNGE, DINING ROOM, RANGERY, AND DINING KITCHEN
- GROUND FLOOR BEDROOM WITH EN-SUITE
- FOUR FURTHER BEDROOMS, EN-SUITE, AND FAMILY BATHROOM
- PRIVATE WRAP-AROUND GARDENS
- TENURE - FREEHOLD - COUNCIL TAX BAND G

## 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



82 Coronation Road, Crosby, Liverpool L23 5RH

**Tel:** 0151 909 3003  
**Email:** crosby@abode.group.co.uk  
**Web:** www.abode-group.co.uk

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

**Tel:** 0151 601 3003  
**Email:** allerton@abode-group.co.uk  
**Web:** www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

**Tel:** 01704 827 402  
**Email:** formby@abode-group.co.uk  
**Web:** www.abode-group.co.uk