



15 Ditchfield

Formby, L37 4EQ

Offers in excess of £285,000



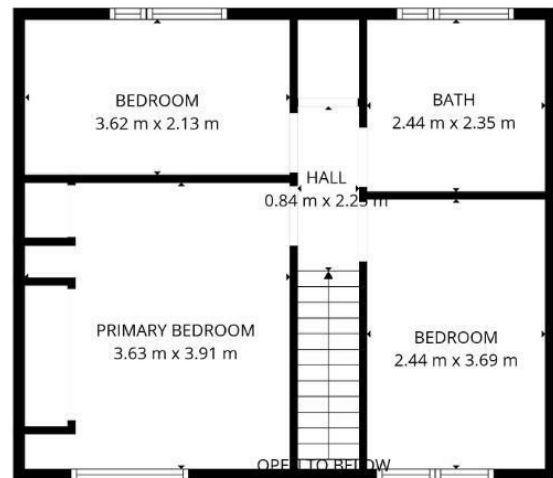
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Ground floor



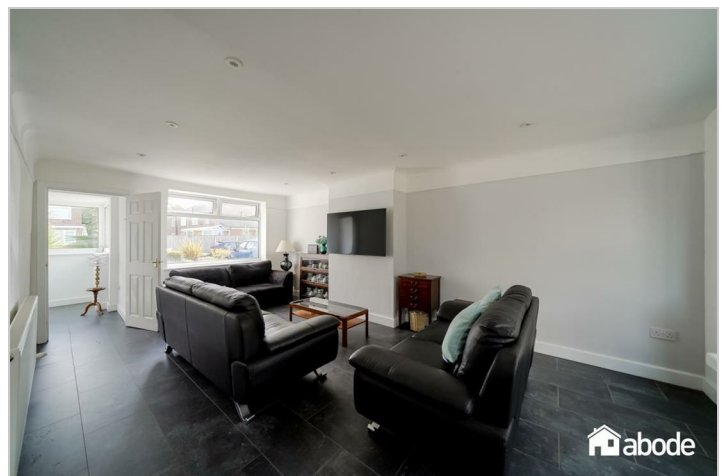
1st floor

TOTAL: 92 m2

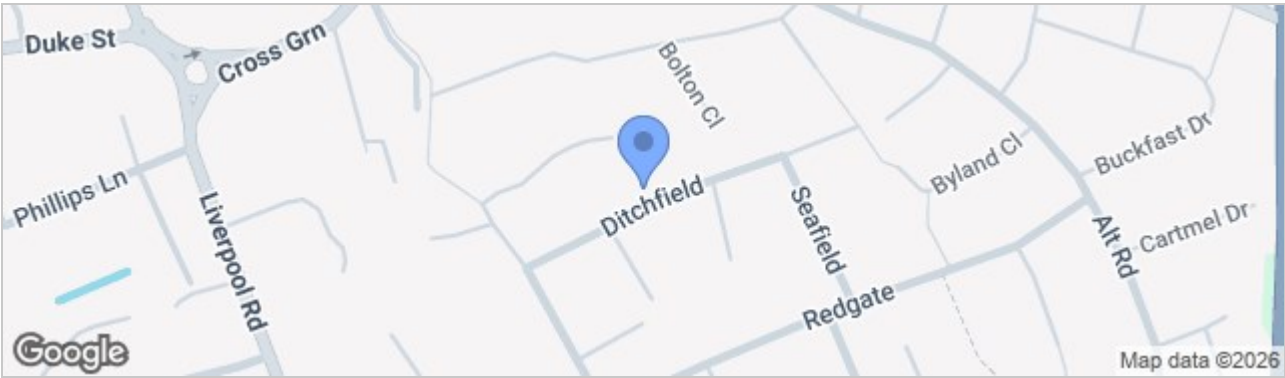
Ground floor: 51 m2, 1st floor: 41 m2

EXCLUDED AREAS: GARAGE: 8 m2, LOW CEILING: 2 m2, OPEN TO BELOW: 0 m2,
WALLS: 9 m2

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



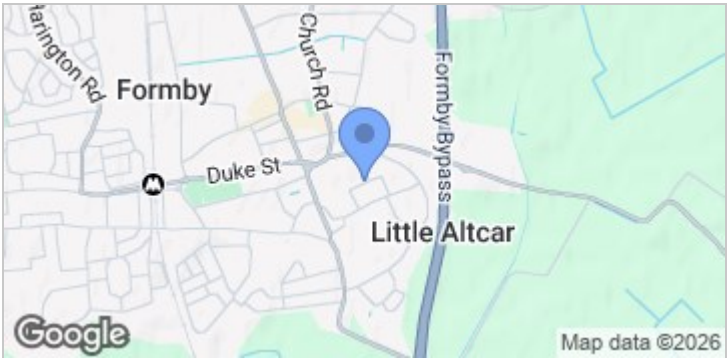
Road Map



Hybrid Map



Terrain Map



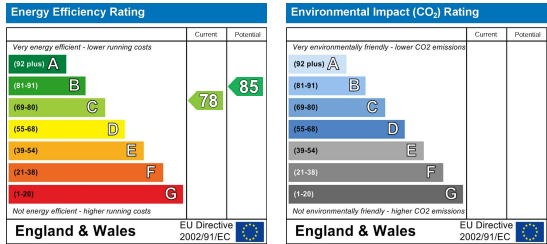
- **SUPERB THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A POPULAR FORMBY LOCATION**
- **BRIGHT OPEN-PLAN LIVING SPACE WITH EXTENDED SITTING ROOM, VELUX WINDOWS AND PATIO DOORS**
- **MODERN KITCHEN, SEPARATE UTILITY ROOM AND CONVENIENT GROUND FLOOR W.C.**
- **THREE WELL-PROPORTIONED BEDROOMS AND A STYLISH SHOWER ROOM WITH WALK-IN SHOWER**
- **OFF-ROAD PARKING, GARAGE FOR STORAGE AND SOUTH-FACING REAR GARDEN**
- **CLOSE TO HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES, SUPERMARKETS AND EXCELLENT TRANSPORT LINKS**
- **TENURE FREEHOLD - COUNCIL TAX BAND C**

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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