



## 20 Wicks Lane

Formby, L37 3JG

**Offers in the region of £1,300,000**  5  2  3 



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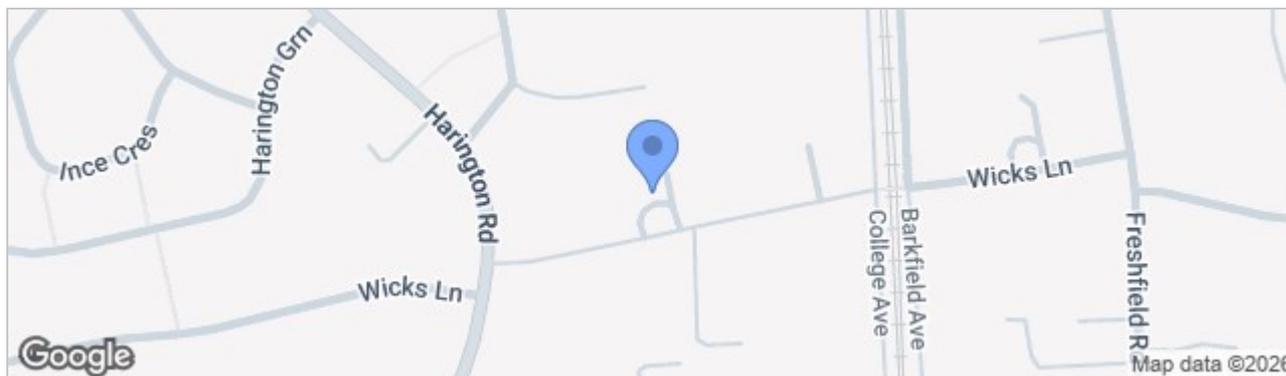
**TOTAL: 305 m2**

Ground floor: 127 m2, 1st floor: 114 m2, 2nd floor: 24 m2, 3rd floor: 40 m2  
EXCLUDED AREAS: SCREENED PORCH: 15 m2, FIREPLACE: 1 m2, LOW CEILING: 10 m2,  
WALLS: 28 m2

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



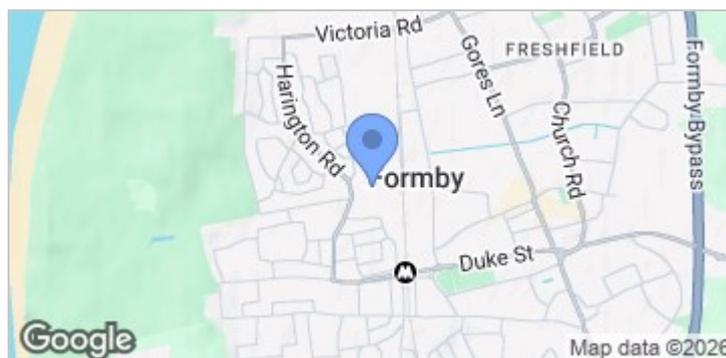
## Road Map



## Hybrid Map



## Terrain Map



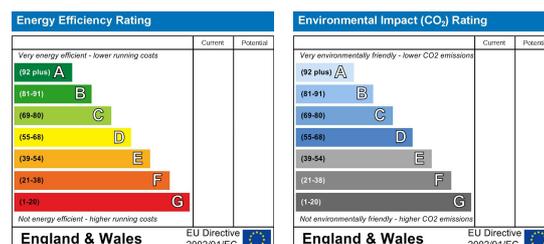
- **PRESTIGIOUS GATED VICTORIAN RESIDENCE SET ON WICKS LANE, ONE OF FORMBY'S MOST SOUGHT-AFTER ADDRESSES**
- **FIVE-BEDROOM DETACHED HOME OCCUPYING AN IMPRESSIVE PLOT OF APPROXIMATELY HALF AN ACRE**
- **STRIKING SYMMETRICAL VICTORIAN FAÇADE WITH IN-AND-OUT DRIVEWAY**
- **BEAUTIFULLY RESTORED PERIOD FEATURES INCLUDING HIGH CEILINGS, ORNATE CORNICING**
- **THREE VERSATILE RECEPTION ROOMS IDEAL FOR FORMAL ENTERTAINING AND FAMILY LIVING**
- **TRADITIONAL COUNTRY-STYLE KITCHEN WITH DINING AREA**
- **LUXURIOUS PRINCIPAL SUITE WITH EXPANSIVE EN-SUITE BATHROOM**
- **LANDSCAPED PRIVATE GARDENS WITH DETACHED DOUBLE GARAGE OFFERING ANNEXE POTENTIAL (SUBJECT TO PLANNING)**
- **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 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

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