



## 20 Wicks Crescent

Formby, L37 1PW

**Offers in excess of £300,000**

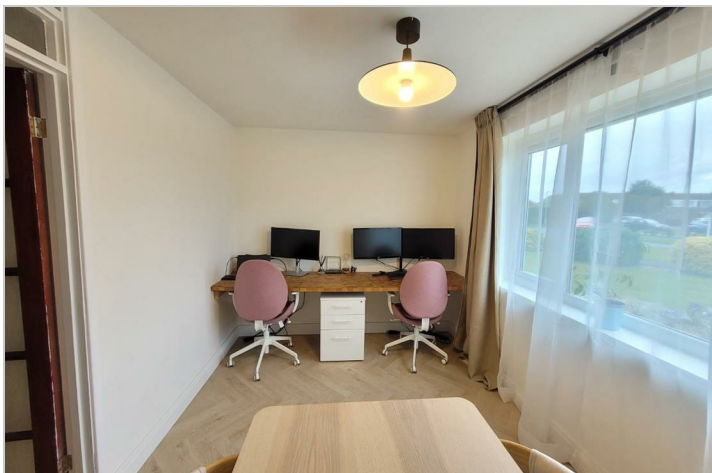


# 20 Wicks Crescent

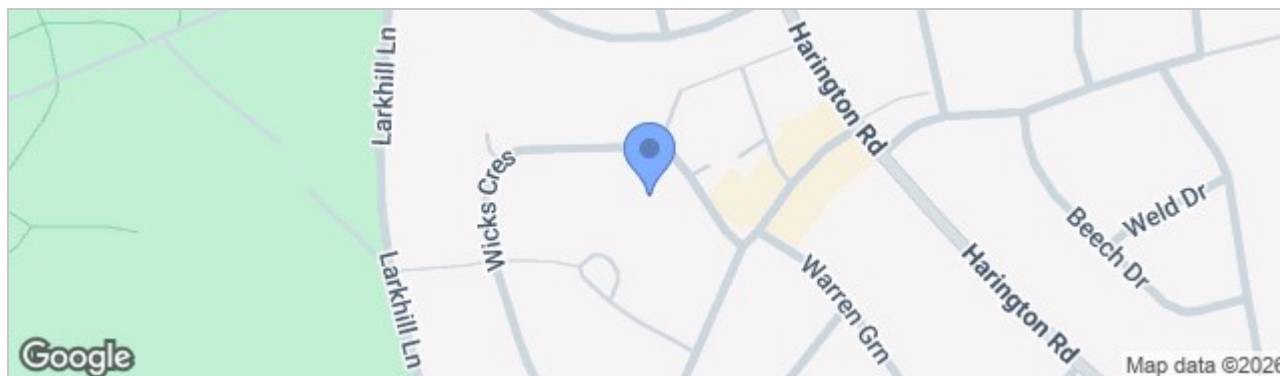
Formby, L37 1PW

**Offers in excess of £300,000**





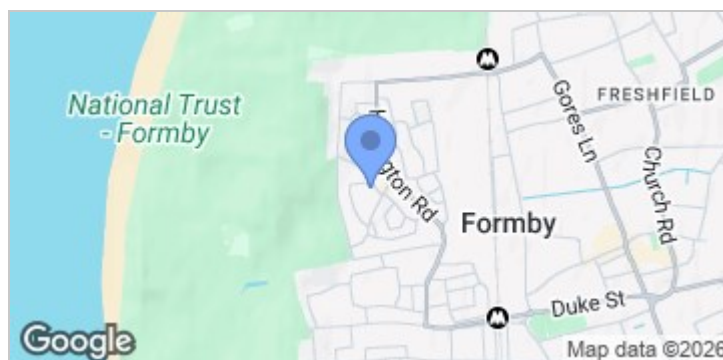
## Road Map



## Hybrid Map



## Terrain Map



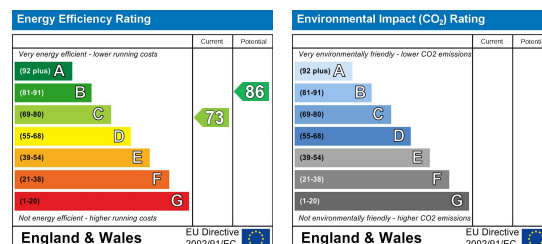
- **A FULLY RENOVATED THREE BEDROOM SEMI DETACHED DORMER STYLE HOUSE**
- **IMPRESSIVE KITCHEN**
- **BEAUTIFUL WRAP AROUND GARDENS**
- **FANTASTIC CORNER PLOT WITH OFF ROAD PARKING & GARAGE**
- **STYLISH SHOWER ROOM**
- **SCOPE TO MAKE A BEDROOM & EN-SUITE**
- **TENURE FREEHOLD - COUNCIL TAX BAND C**
- **SOUGHT AFTER & DESIRABLE FORMBY LOCATION**
- **WALKING DISTANCE TO THE PINEWOODS & COAST**
- **IDEAL FOR FAMILIES & DOWNSIZERS**

## 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