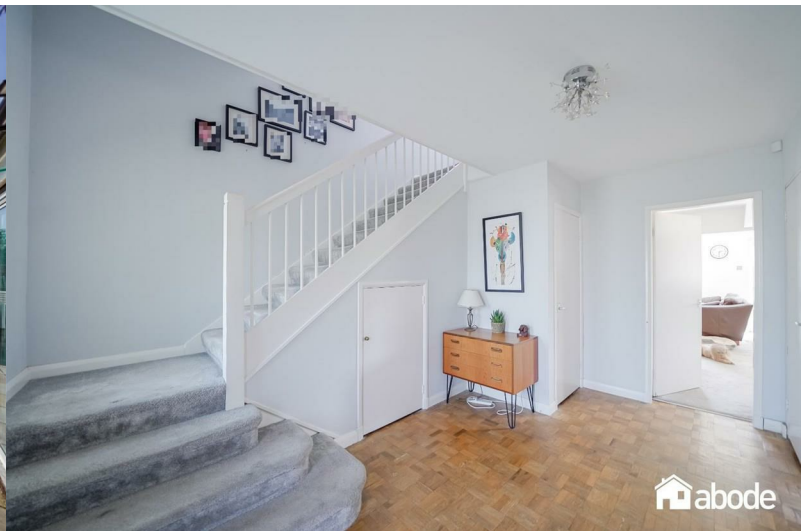




9 Tyrers Close

Formby, L37 4BE

Offers in excess of £375,000



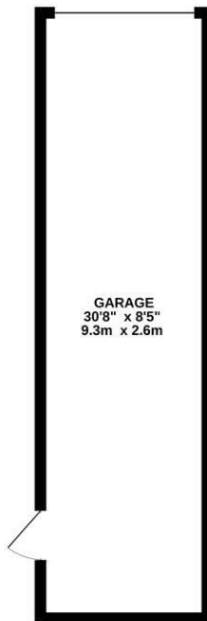
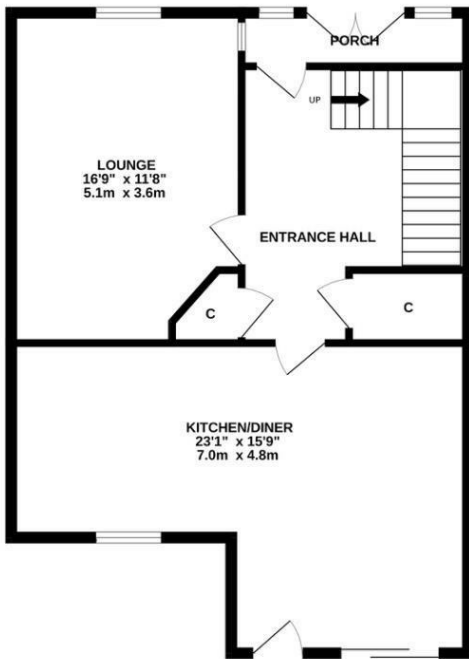
9 Tyrers Close

Formby, L37 4BE

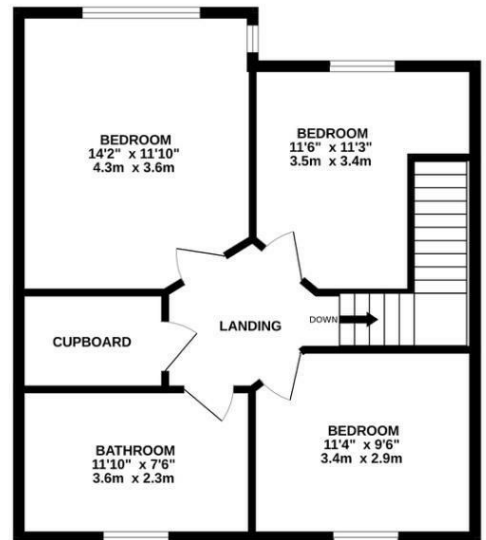
Offers in excess of £375,000



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.

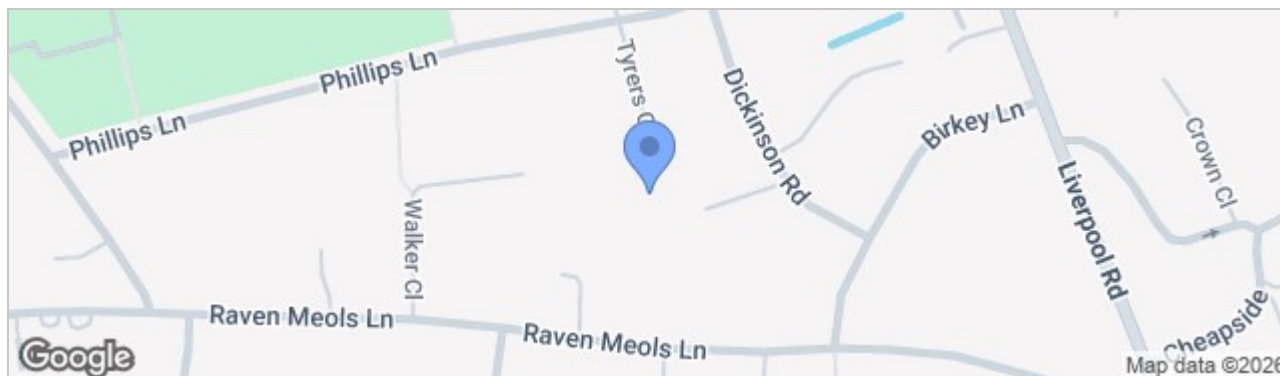


TOTAL FLOOR AREA: 1527 sq.ft. (141.9 sq.m.) approx.

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.
Made with Metropix ©2026



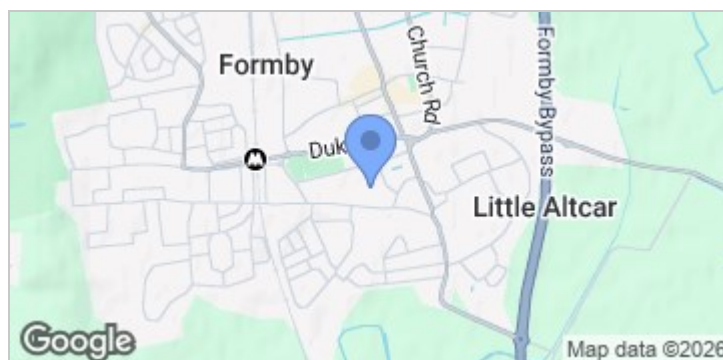
Road Map



Hybrid Map



Terrain Map



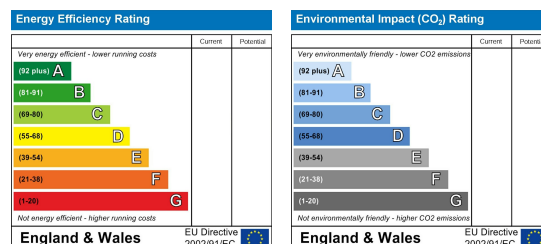
- **HEAD OF QUIET CUL-DE-SAC POSITION IN THE HEART OF FORMBY**
- **EXTENDED THREE BEDROOM SEMI-DETACHED HOME WITH APPROVED PLANNING PERMISSION FOR FOUR BEDROOM DOUBLE STOREY EXTENSION**
- **STUNNING SOUTH FACING REAR GARDENS IDEAL FOR FAMILIES AND ENTERTAINING**
- **OFF ROAD PARKING AND DOUBLE TANDEM GARAGE**
- **OPEN PLAN KITCHEN, LIVING AND DINING SPACE WITH PATIO DOORS ONTO THE GARDENS**
- **WALKING DISTANCE TO FORMBY VILLAGE, EXCELLENT SCHOOLS AND FANTASTIC AMENITIES**
- **TENURE FREEHOLD - COUNCIL TAX BAND D**

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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