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finding houses, delivering homes

14 Wrigleys Lane

Formby, L37 7DR

Offers in excess of £925,000

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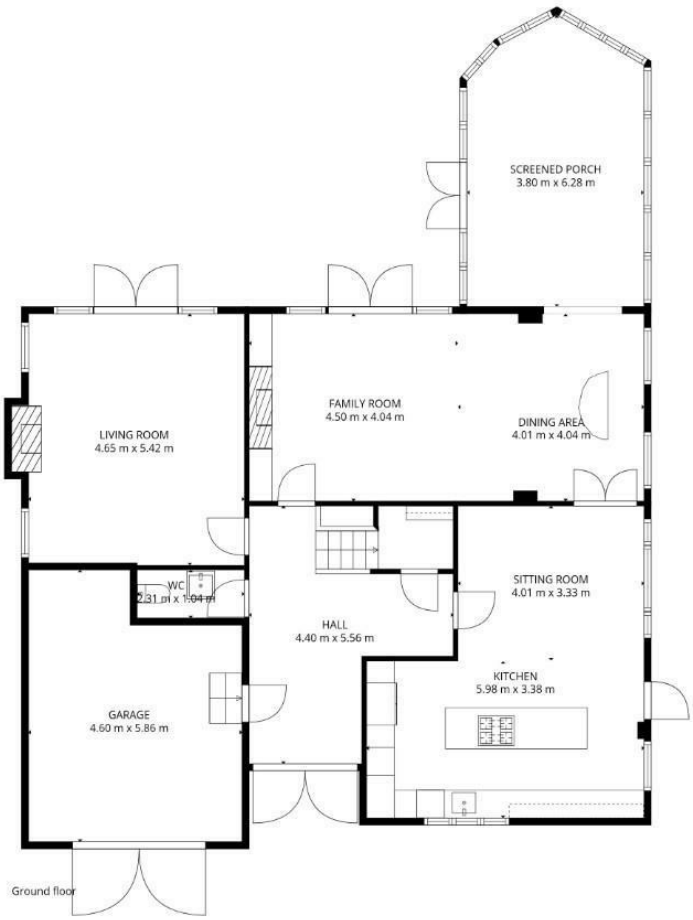
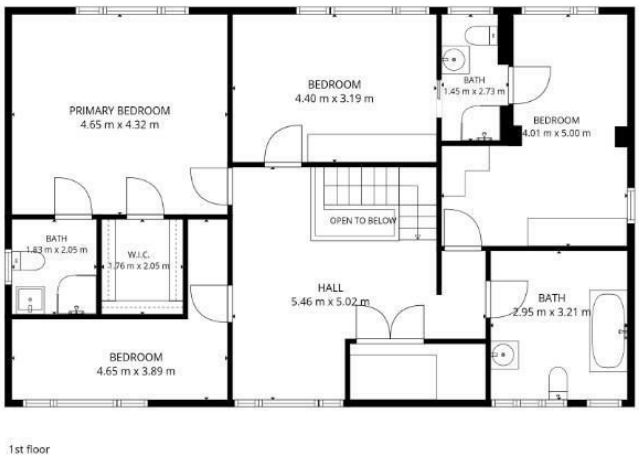
Formby, L37 7DR

Offers in excess of £925,000





TOTAL: 223 m2

Ground floor: 118 m2, 1st floor: 105 m2

EXCLUDED AREAS: GARAGE: 24 m2, SCREENED PORCH: 22 m2, FIREPLACE: 1 m2, LOW CEILING: 3 m2, OPEN TO BELOW: 1 m2, WALLS: 20 m2

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

Tel: 01704827402

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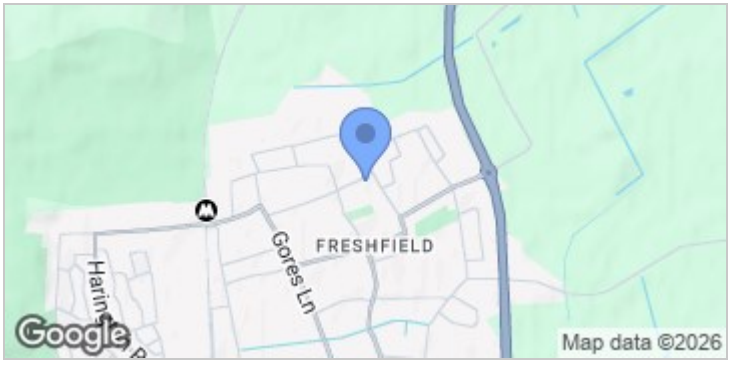
Road Map

Hybrid Map

Terrain Map



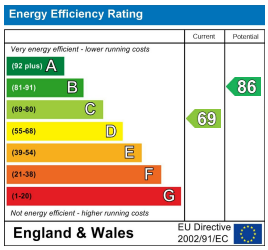
- **STUNNING FOUR BEDROOM DETACHED HOME ON SOUGHT-AFTER WRIGLEYS LANE**
- **PEACEFUL FRESHFIELD LOCATION CLOSE TO EXCELLENT SCHOOLS & AMENITIES**
- **OPEN-PLAN KITCHEN & SITTING ROOM WITH ISLAND & GRANITE WORKTOPS**
- **EXTENDED RECEPTION ROOM WITH MEDIA WALL, BAR & GAMES AREA**
- **BEAUTIFULLY ESTABLISHED SOUTH-FACING GARDENS WITH RED SQUIRREL VISITORS**
- **PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE**
- **FOUR GENEROUS BEDROOMS, JACK-AND-JILL & LUXURY FAMILY BATHROOM**
- **GATED DRIVEWAY, DOUBLE GARAGE & EXCELLENT MULTI-GENERATIONAL POTENTIAL**
- **TENURE FREEHOLD - COUNCIL TAX BAND G**

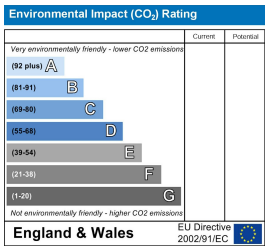
Viewing

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





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