



## 1 Dobbs Drive

Formby, L37 3PJ

**Offers in excess of £500,000**



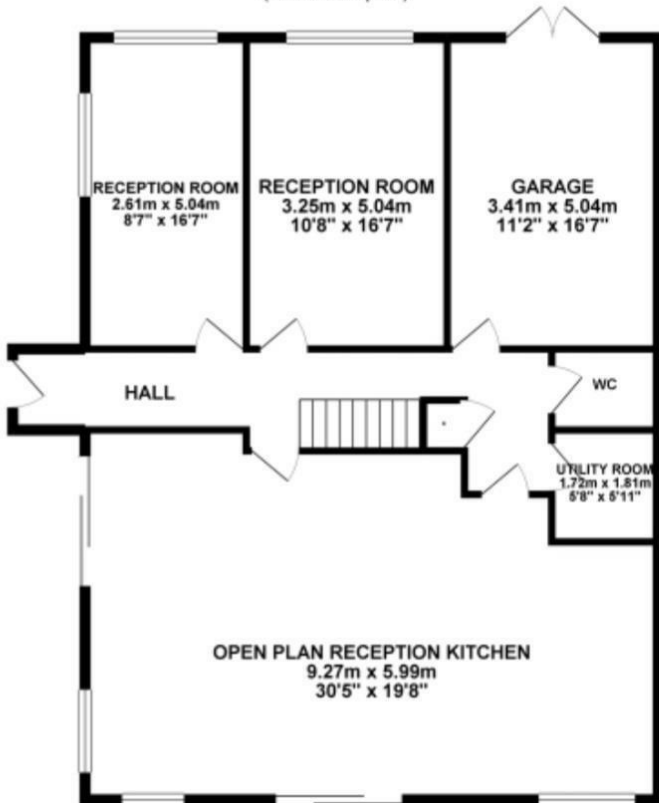
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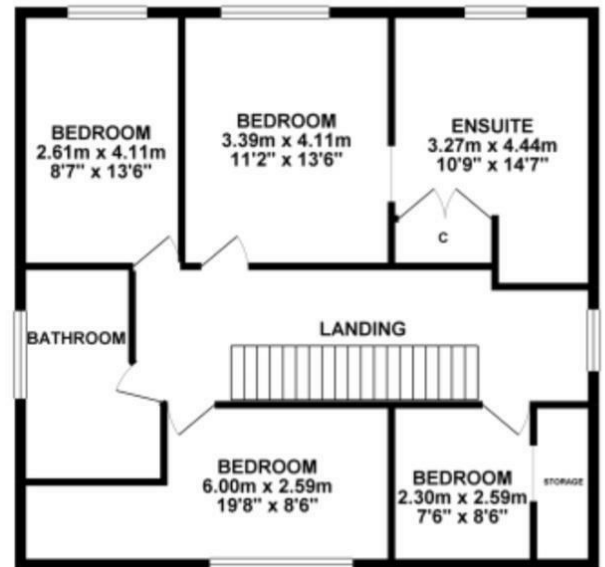
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GROUND FLOOR 115.95 sq. m.  
( 1248.08 sq. ft. )



1ST FLOOR 82.86 sq. m.  
( 891.95 sq. ft. )



TOTAL FLOOR AREA : 198.82 sq. m. ( 2140.03 sq. ft. ) 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.  
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