



## 30 Watchyard Lane

Formby, L37 3JU

**Offers in the region of £300,000**



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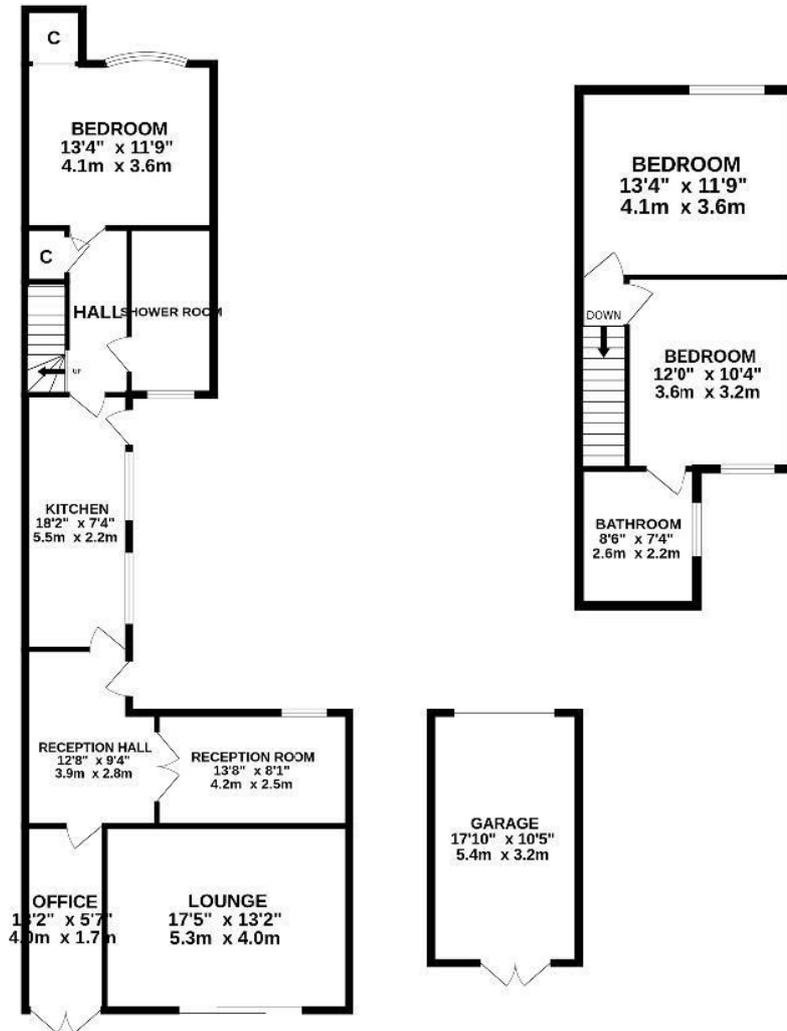
Formby, L37 3JU

## Offers in the region of £300,000



GROUND FLOOR  
1175 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

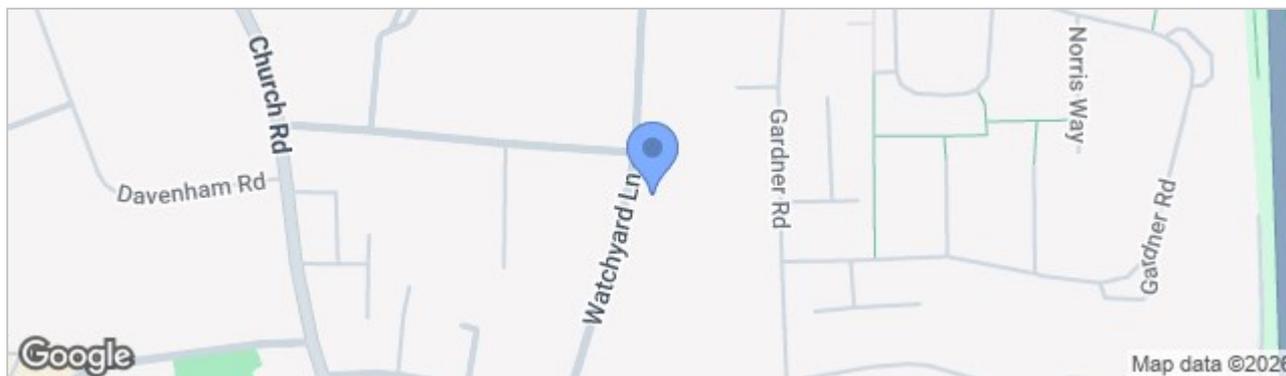


TOTAL FLOOR AREA: 1553 sq.ft. (144.3 sq.m.) approx.

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.  
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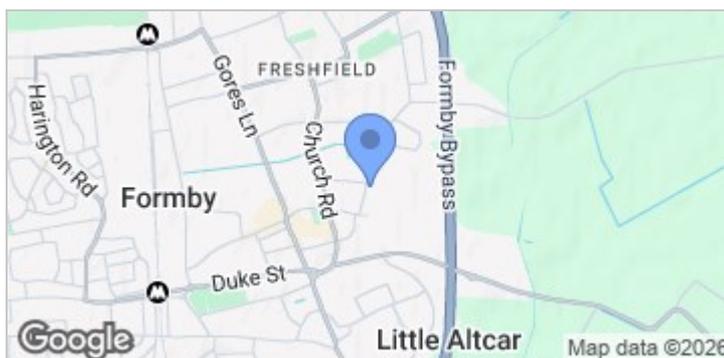
## Road Map



## Hybrid Map



## Terrain Map



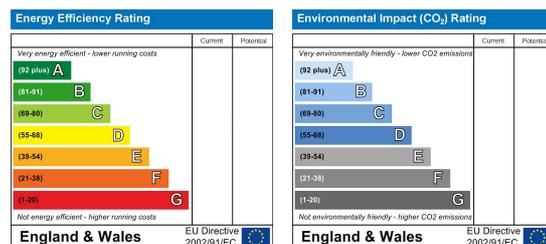
- **UNIQUE THREE BEDROOM SEMI DETACHED COTTAGE STYLE HOME**
- **WALKING DISTANCE TO FORMBY VILLAGE AND LOCAL AMENITIES**
- **SPACIOUS LOUNGE WITH SKYLIGHTS AND PATIO DOORS**
- **FLEXIBLE LAYOUT WITH STUDY AND GROUND FLOOR BEDROOM**
- **LARGE DRIVEWAY, DETACHED GARAGE AND SUBSTANTIAL PLOT**
- **VERY LARGE REAR GARDEN WITH DETACHED BAR OUTBUILDING**
- **TENURE FREEHOLDS - COUNCIL TAX BAND**

## 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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