

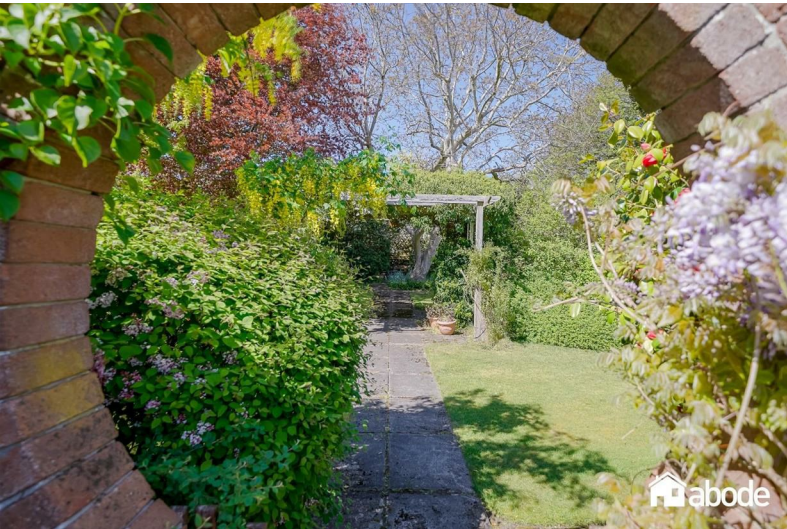


## 35 Old Town Lane

Formby, L37 3HJ

**£800,000**

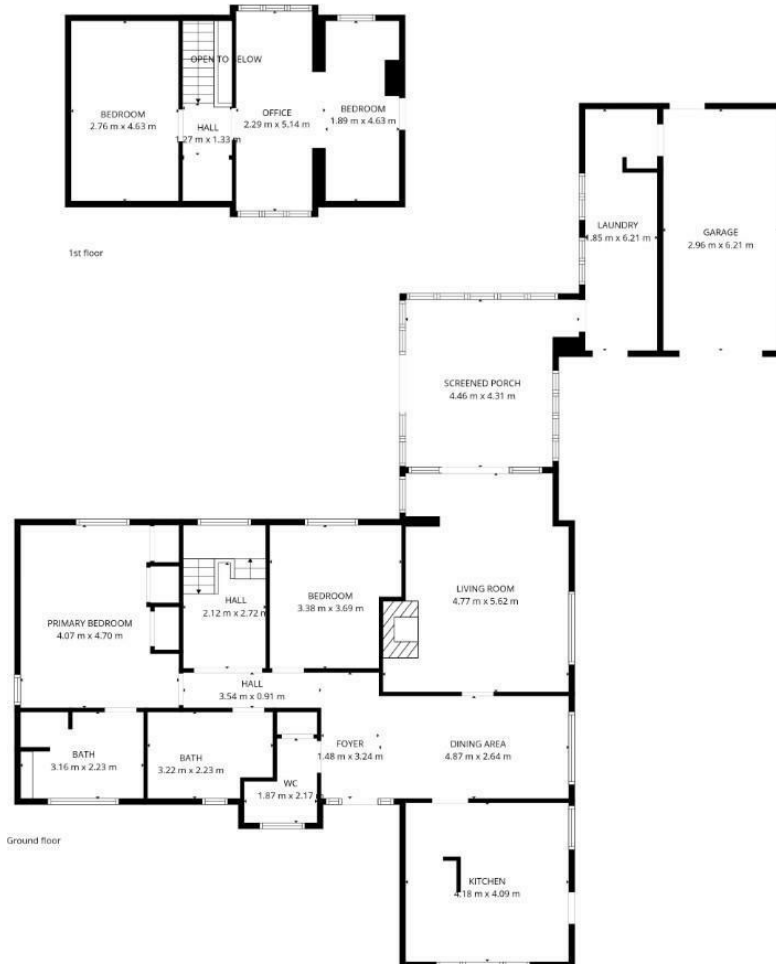
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# 35 Old Town Lane

Formby, L37 3HJ

£800,000



**TOTAL: 162 m<sup>2</sup>**

Ground floor: 134 m<sup>2</sup>, 1st floor: 28 m<sup>2</sup>

EXCLUDED AREAS: SCREENED PORCH: 17 m<sup>2</sup>, GARAGE: 18 m<sup>2</sup>, LOW CEILING: 12 m<sup>2</sup>, OPEN TO BELOW: 1 m<sup>2</sup>, WALLS: 17 m<sup>2</sup>

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



abode



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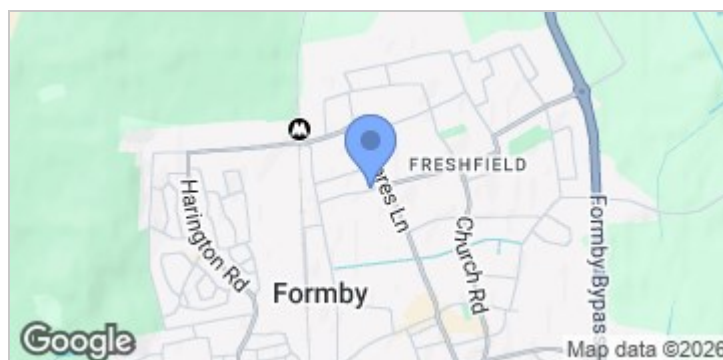
## Road Map



## Hybrid Map



## Terrain Map



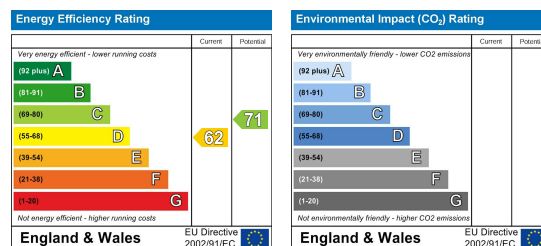
- **SPACIOUS FOUR BEDROOM DETACHED DORMER BUNGALOW HIGHLY SOUGHT AFTER FRESHFIELD LOCATION**
- **VERSATILE AND FLEXIBLE LIVING ACCOMMODATION IDEAL FOR FAMILIES OR MULTI GENERATIONAL LIVING**
- **NO VENDOR CHAIN DELAY!**
- **GENEROUS GATED DRIVEWAY PROVIDING OFF ROAD PARKING FOR MULTIPLE VEHICLES ALONGSIDE DETACHED GARAGE AND WORKSHOP**
- **BRIGHT AND WELCOMING RECEPTION HALLWAY WITH DINING AREA PLUS WELL PROPORTIONED LIVING SPACES THROUGHOUT**
- **CONVENIENTLY SITUATED CLOSE TO LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS AND WITHIN EASY REACH OF FORMBY VILLAGE**
- **STUNNING ESTABLISHED LARGE REAR GARDENS**
- **TENURE FREEHOLD - COUNCIL TAX BAND F**

## 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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