



## 11 Mayfield Avenue

Formby, L37 2FN

**Offers in excess of £650,000**



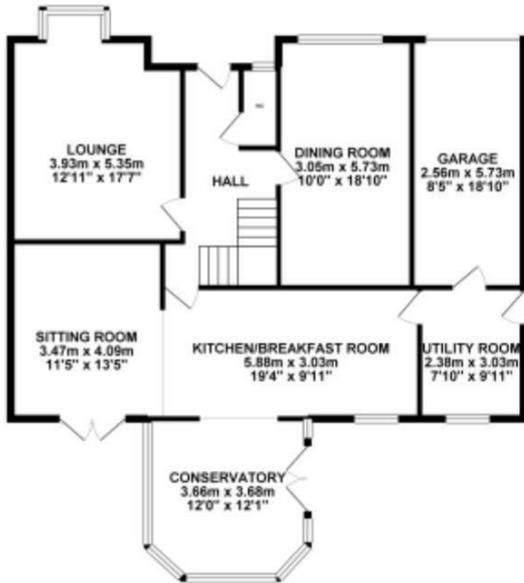
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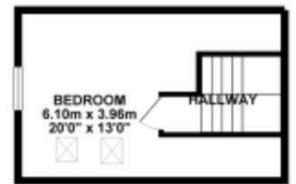
GROUND FLOOR 114.83 sq. m.  
( 1235.97 sq. ft. )



1ST FLOOR 79.71 sq. m.  
( 857.99 sq. ft. )



2ND FLOOR 24.13 sq. m.  
( 259.78 sq. ft. )



TOTAL FLOOR AREA : 218.67 sq. m. ( 2353.74 sq. ft. ) approx.

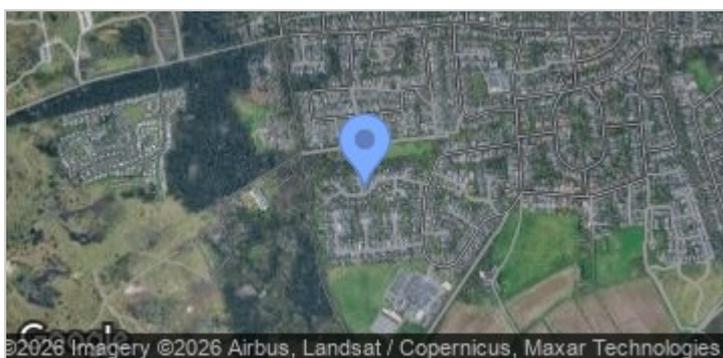
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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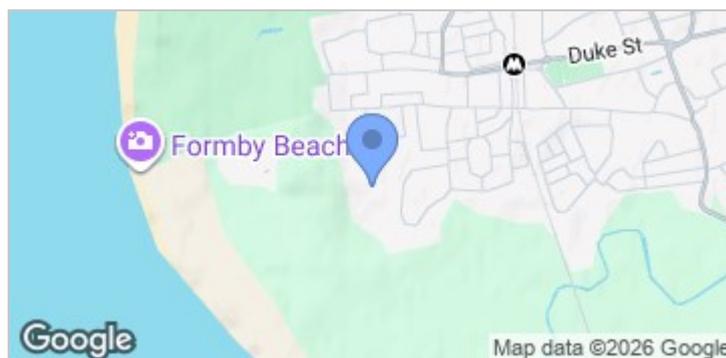
## Road Map



## Hybrid Map



## Terrain Map



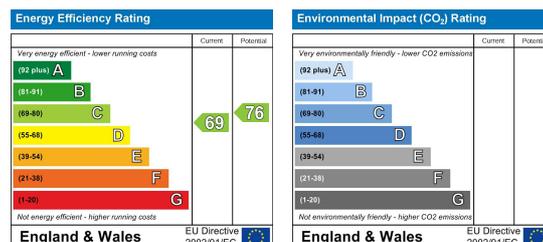
- **SUPERB FOUR/FIVE BEDROOM DETACHED FAMILY HOME IN HIGHLY REGARDED CUL DE SAC LOCATION ON MAYFIELD AVENUE**
- **SPACIOUS AND VERSATILE ACCOMMODATION OVER THREE FLOORS INCLUDING OPEN PLAN KITCHEN, SITTING ROOM AND CONSERVATORY**
- **LUXURIOUS PRIMARY SUITE WITH FREESTANDING BATH, FOUR PIECE EN SUITE AND WALK IN WARDROBE**
- **FLEXIBLE LAYOUT WITH POTENTIAL TO REINSTATE BEDROOM THREE INTO TWO SEPARATE ROOMS**
- **GENEROUS PLOT WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES, INTEGRAL GARAGE AND LANDSCAPED REAR GARDEN**
- **PRIME FORMBY LOCATION CLOSE TO HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS**
- **TENURE FREEHOLD - 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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