



25 Andrews Lane

Formby, L37 2EP

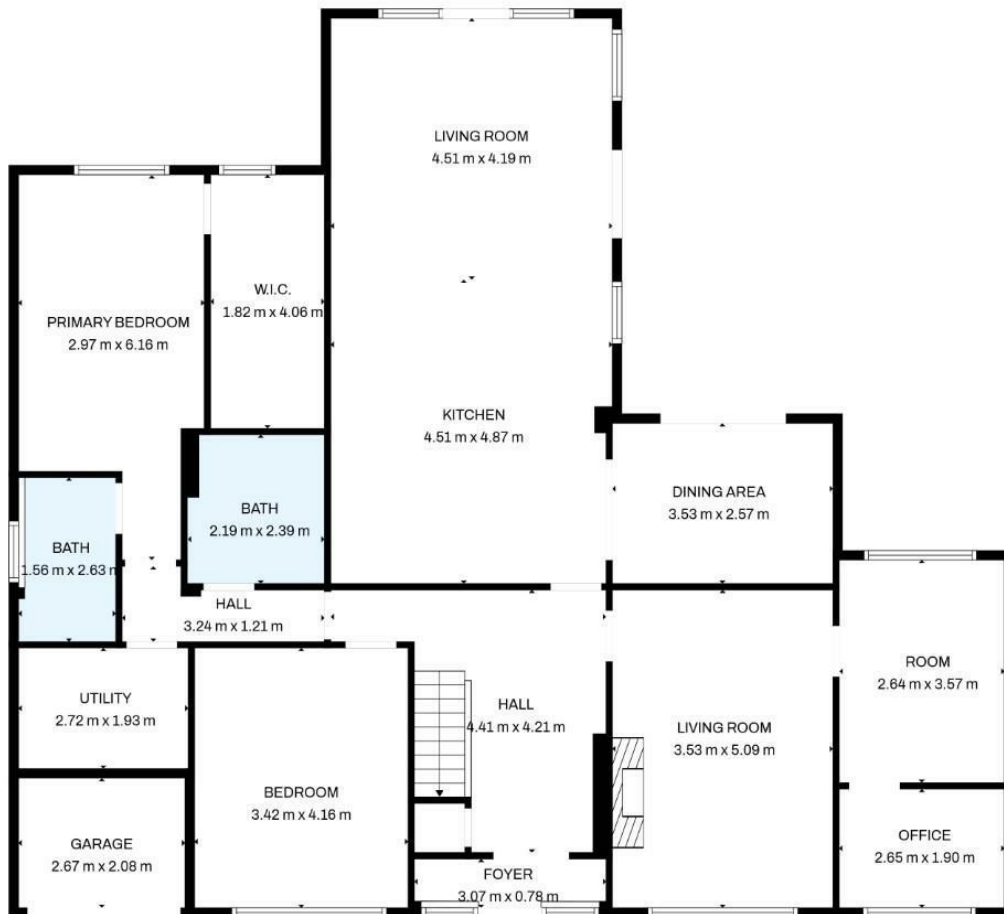
Offers in excess of £625,000



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TOTAL: 208 m2

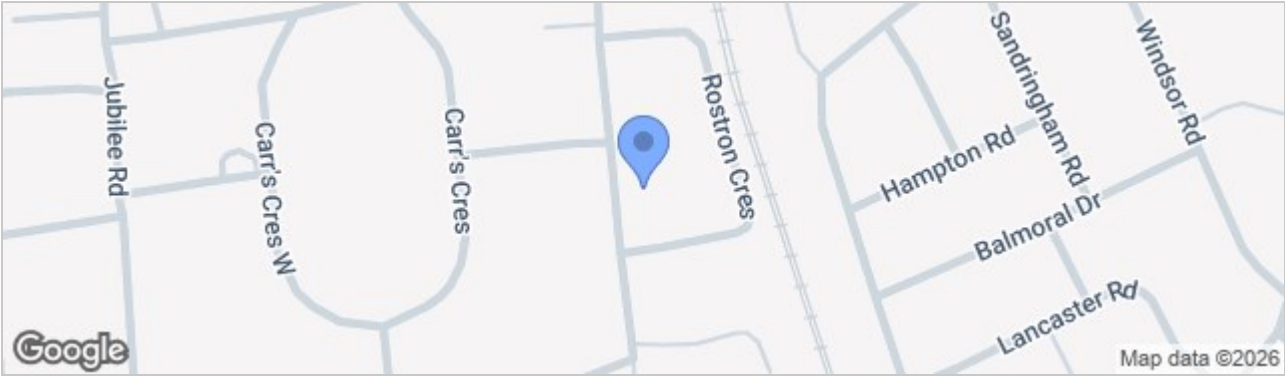
Ground floor: 154 m2, 1st floor: 54 m2
EXCLUDED AREAS: UTILITY: 5 m2, GARAGE: 6 m2, LOW CEILING: 2 m2,
OPEN TO BELOW: 1 m2, WALLS: 15 m2

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

Tel: 01704827402



Road Map



Hybrid Map



Terrain Map



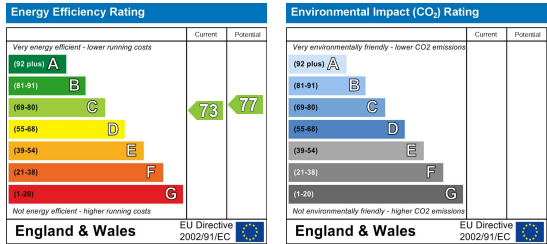
- **HIGH SPECIFICATION DETACHED DORMER BUNGALOW**
- **FOUR DOUBLE BEDROOMS & THREE LUXURY BATHROOMS**
- **STUNNING OPEN PLAN KITCHEN & FAMILY ROOM**
- **QUARTZ ISLAND, WALK-IN PANTRY & UTILITY ROOM**
- **GROUND FLOOR PRIMARY SUITE WITH EN-SUITE SHOWER ROOM & DRESSING ROOM**
- **LOUNGE, PLAYROOM & SEPARATE STUDY**
- **LARGE DRIVEWAY, GARAGE STORAGE & PRIVATE REAR GARDENS**
- **WALKING DISTANCE TO RANGE HIGH SCHOOL & ST LUKE'S PRIMARY SCHOOL**
- **TENURE LEASEHOLD - COUNCIL TAX BAND E**

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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