



## 7 Mounthouse Road

Formby, L37 3LA

**Offers in excess of £490,000**

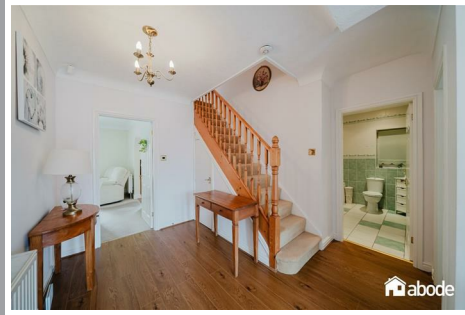
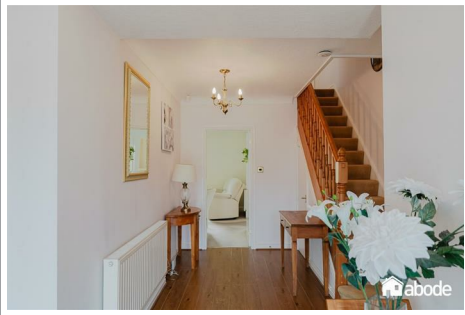
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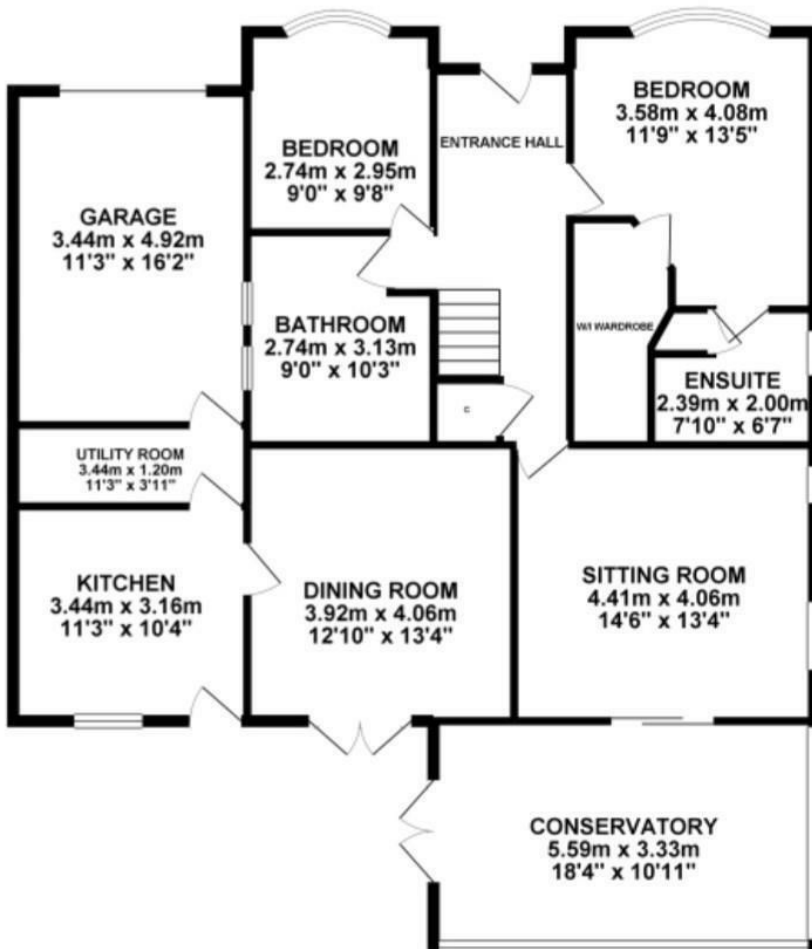
# 7 Mounthouse Road

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Offers in excess of £490,000



GROUND FLOOR 134.53 sq. m.  
( 1448.12 sq. ft. )



1ST FLOOR 28.42 sq. m.  
( 305.88 sq. ft. )

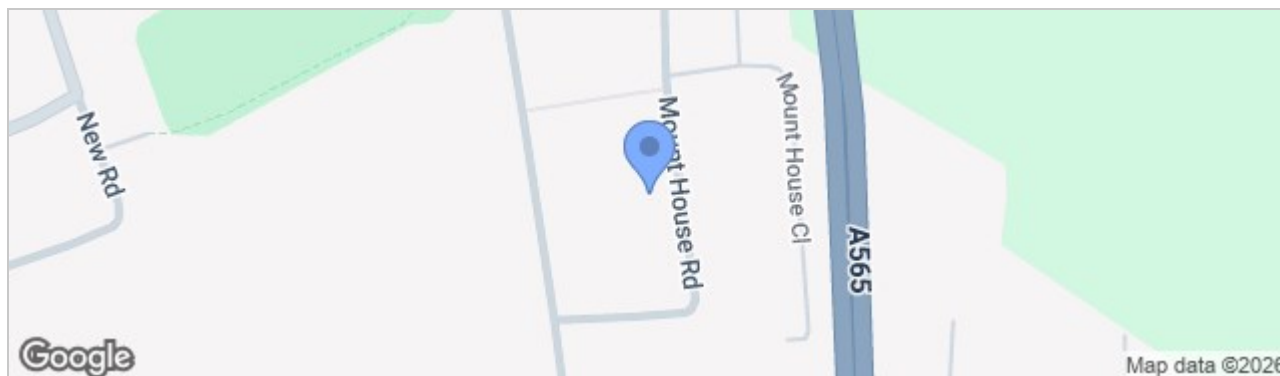


TOTAL FLOOR AREA : 162.95 sq. m. ( 1754.00 sq. ft. ) approx.

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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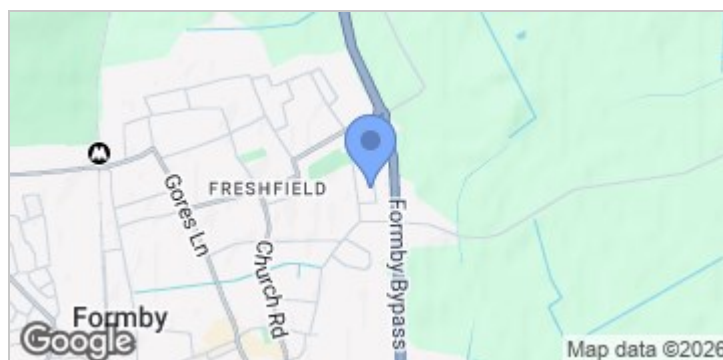
## Road Map



## Hybrid Map



## Terrain Map



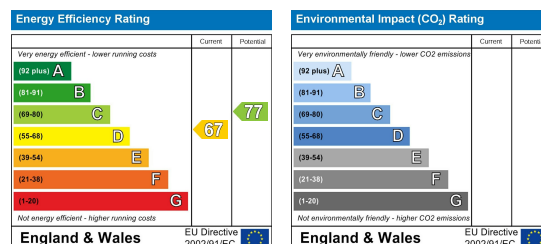
- **PRIME MOUNTHOUSE ROAD LOCATION CLOSE TO FORMBY VILLAGE AND AMENITIES**
- **SPACIOUS AND LIGHT FILLED THREE BEDROOM DETACHED BUNGALOW**
- **VERSATILE LAYOUT IDEAL FOR DOWNSIZERS OR FAMILY LIVING**
- **PRIMARY BEDROOM WITH WALK IN WARDROBE AND EN SUITE SHOWER ROOM**
- **MULTIPLE RECEPTION ROOMS WITH VIEWS OVER SOUTH FACING GARDENS**
- **GENEROUS DRIVEWAY INTEGRAL GARAGE AND NO ONWARD CHAIN**
- **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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