



48 Woodlands Road

Formby, L37 2JW

Offers in the region of £450,000

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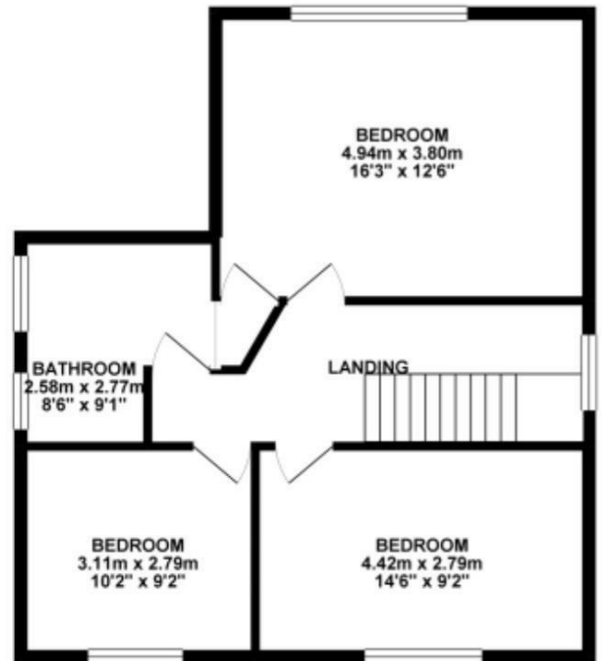
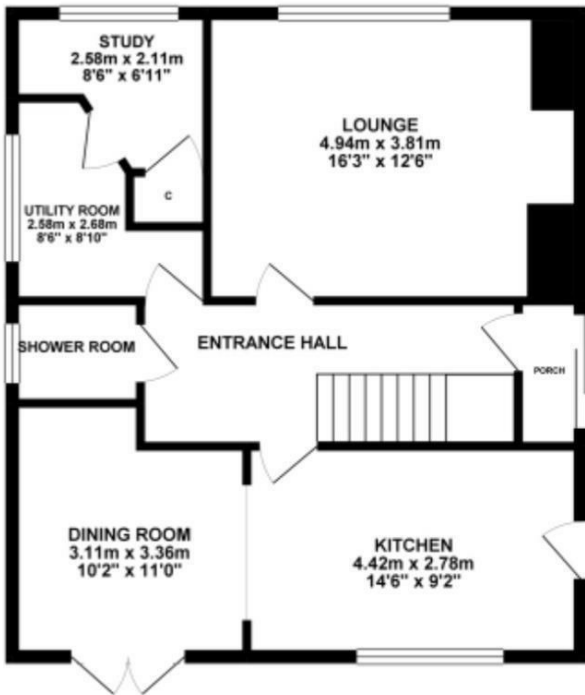
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GROUND FLOOR 64.08 sq. m.
(689.78 sq. ft.)

1ST FLOOR 56.42 sq. m.
(607.34 sq. ft.)

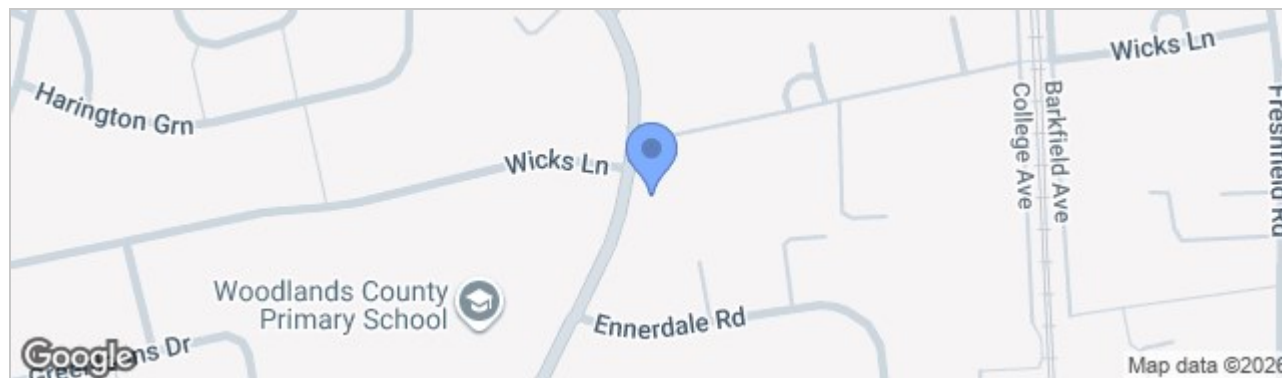


TOTAL FLOOR AREA : 120.51 sq. m. (1297.12 sq. ft.) approx.

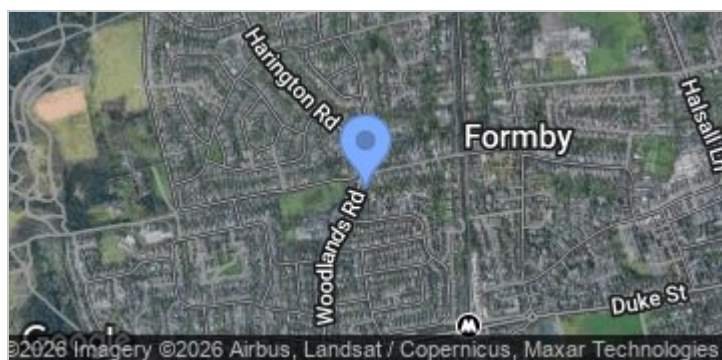
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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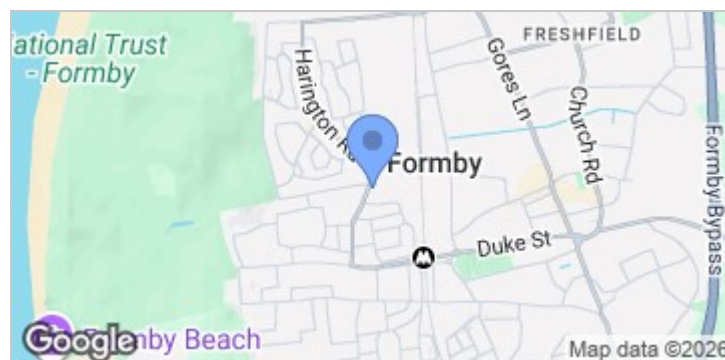
Road Map



Hybrid Map



Terrain Map



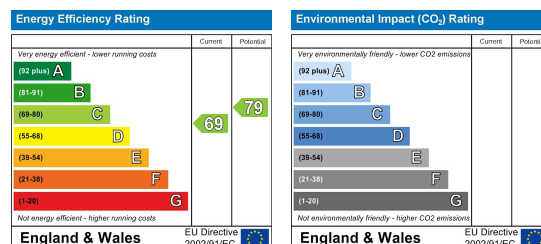
- **A SUPERB THREE DOUBLE BEDROOM DETACHED HOUSE**
- **PRIME FORMBY LOCATION WALKING DISTANCE TO PINE WOODS, VILLAGE, AND TRAIN STATION**
- **CONVERTED GARAGE PROVIDING STUDY, UTILITY ROOM, AND STYLISH SHOWER ROOM & W.C**
- **BEAUTIFUL FAMILY BATHROOM WITH FOUR-PIECE SUITE AND FREESTANDING ROLL-TOP BATH**
- **OFF-ROAD PARKING AND GENEROUS GARDENS TO THE FRONT, SIDE, AND REAR**
- **EXCELLENT POSITION FOR FAMILIES, DOWNSIZERS, AND COMMUTERS**
- **BRIGHT LOUNGE WITH MULTI-FUEL BURNER – PERFECT FOR COSY WINTER NIGHTS**
- **TENURE FREEHOLD - 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



82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk