



## 13 Flaxfield Road

Formby, L37 8BH

**£280,000**

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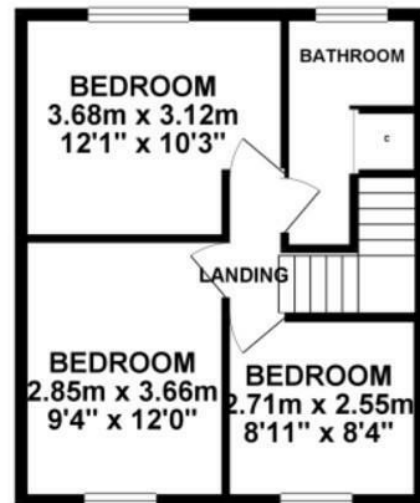
£280,000



GROUND FLOOR 65.06 sq. m.  
( 700.30 sq. ft. )

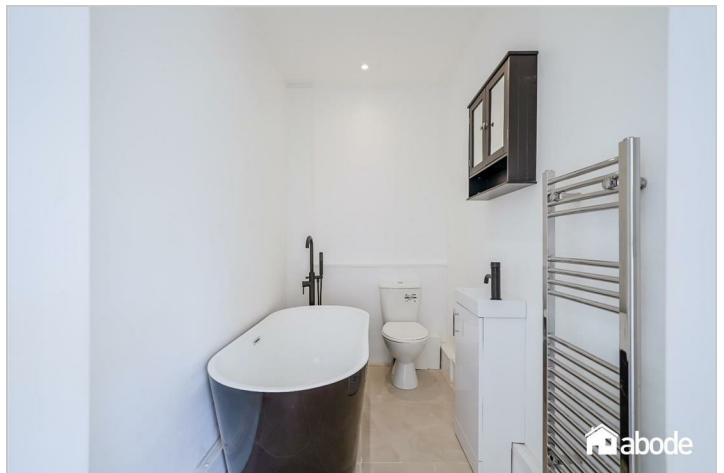


1ST FLOOR 37.74 sq. m.  
( 406.28 sq. ft. )

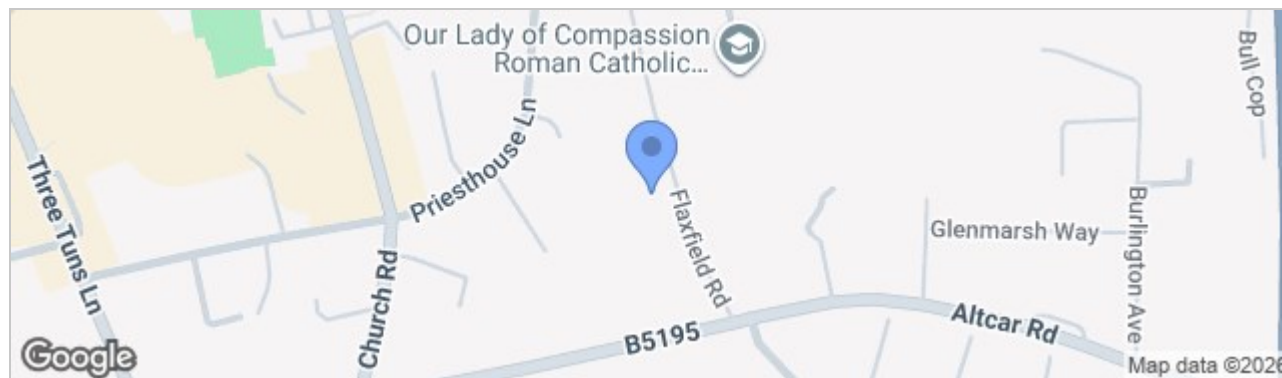


TOTAL FLOOR AREA: 102.80 sq. m. ( 1106.58 sq. ft. ) approx.

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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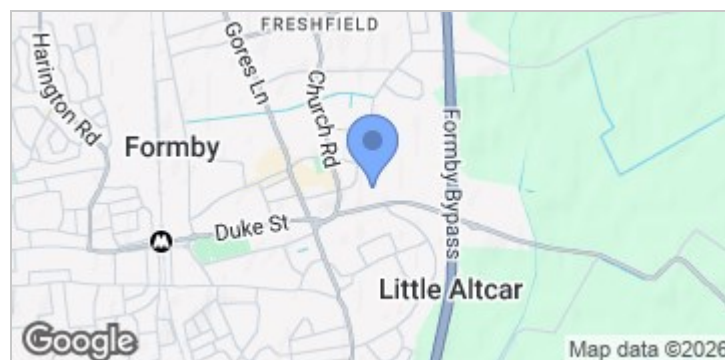
## Road Map



## Hybrid Map



## Terrain Map



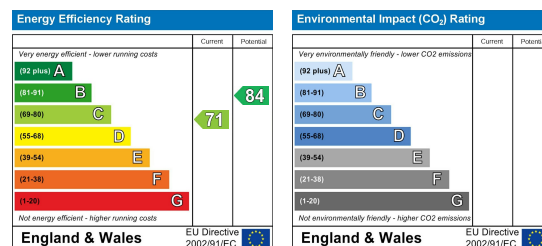
- **FULLY RENOVATED THREE BEDROOM SEMI DETACHED HOME**
- **BRIGHT AND SPACIOUS OPEN PLAN KITCHEN DINING ROOM**
- **STYLISH NEWLY FITTED KITCHEN WITH CENTRAL ISLAND**
- **LARGE SUNNY REAR GARDENS IDEAL FOR FAMILIES**
- **OFF ROAD PARKING UTILITY ROOM AND GROUND FLOOR W.C.**
- **CLOSE TO AMENITIES TRANSPORT LINKS AND HIGHLY REGARDED SCHOOLS**
- **STYLISH BATHROOM & NEW SHOWER ROOM**
- **TENURE FREEHOLD - COUNCIL TAX BAND C**

## 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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