



finding houses, delivering homes



## 31 Broadleaf Drive

Formby, L37 6FJ

**Offers in excess of £390,000**



# 31 Broadleaf Drive

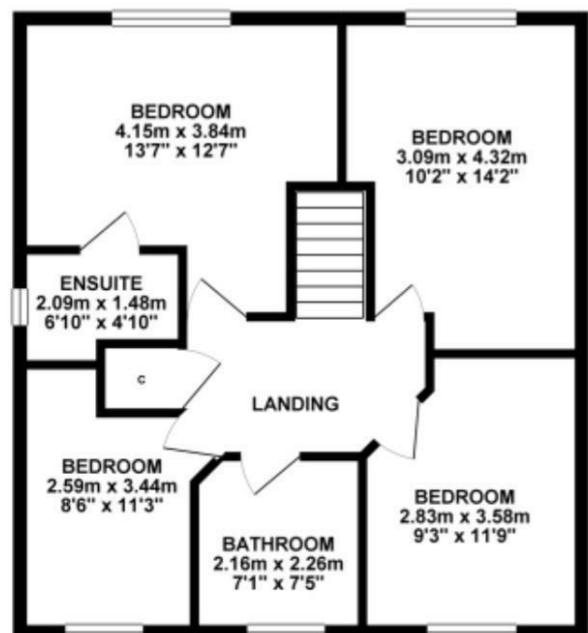
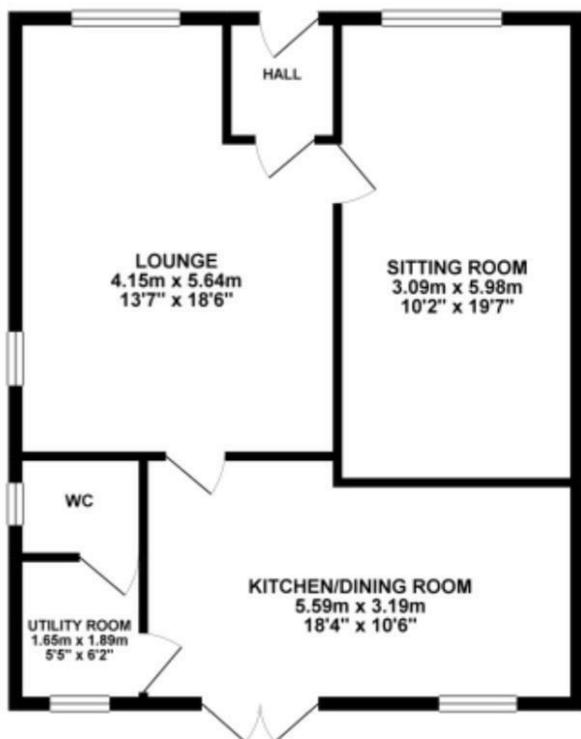
Formby, L37 6FJ

**Offers in excess of £390,000**



GROUND FLOOR 63.89 sq. m.  
( 687.75 sq. ft. )

1ST FLOOR 57.16 sq. m.  
( 615.31 sq. ft. )



TOTAL FLOOR AREA : 121.06 sq. m. ( 1303.06 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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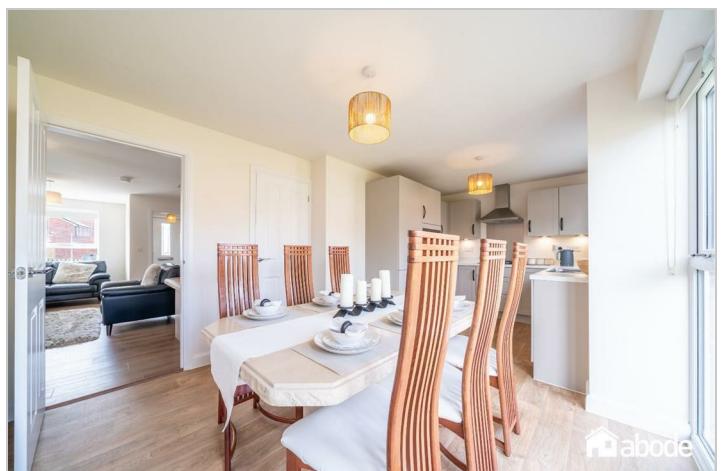
Tel: 01704827402



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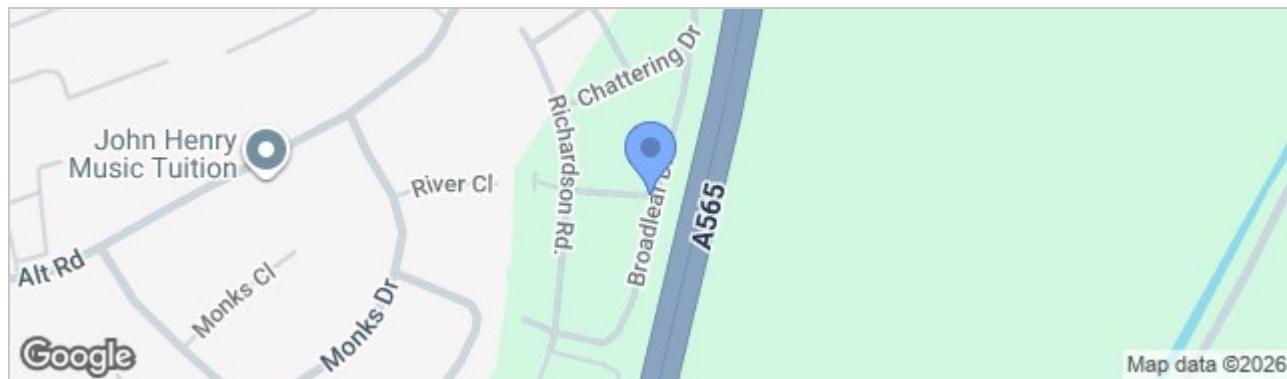


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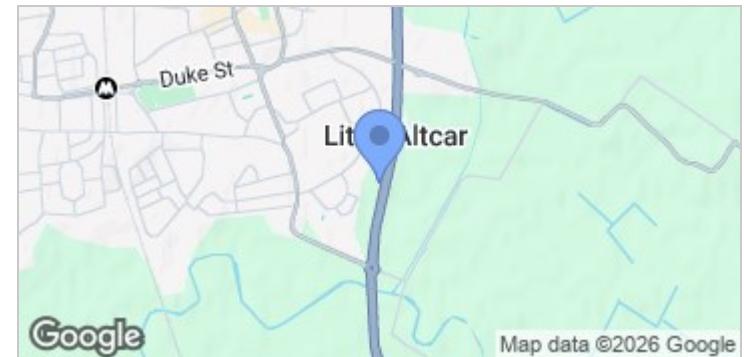
## Road Map



## Hybrid Map



## Terrain Map



- **A SUPERB FOUR BEDROOM DETACHED HOUSE**
- **DESIRABLE FORMBY LOCATION**
- **TWO RECEPTION ROOMS**
- **UTILITY ROOM & W.C.**
- **OPEN PLAN KITCHEN & DINING ROOM**
- **TENURE FREEHOLD - COUNCIL TAX BAND E**
- **FAMILY BATHROOM & EN-SUITE SHOWER ROOM**
- **DOUBLE DRIVEWAY & LANDSCAPED REAR GARDENS**
- **IDEAL FAMILY HOME**

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

## Energy Efficiency Graph

