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finding houses, delivering homes

4 Derwent Avenue

Formby, L37 2JT

£320,000

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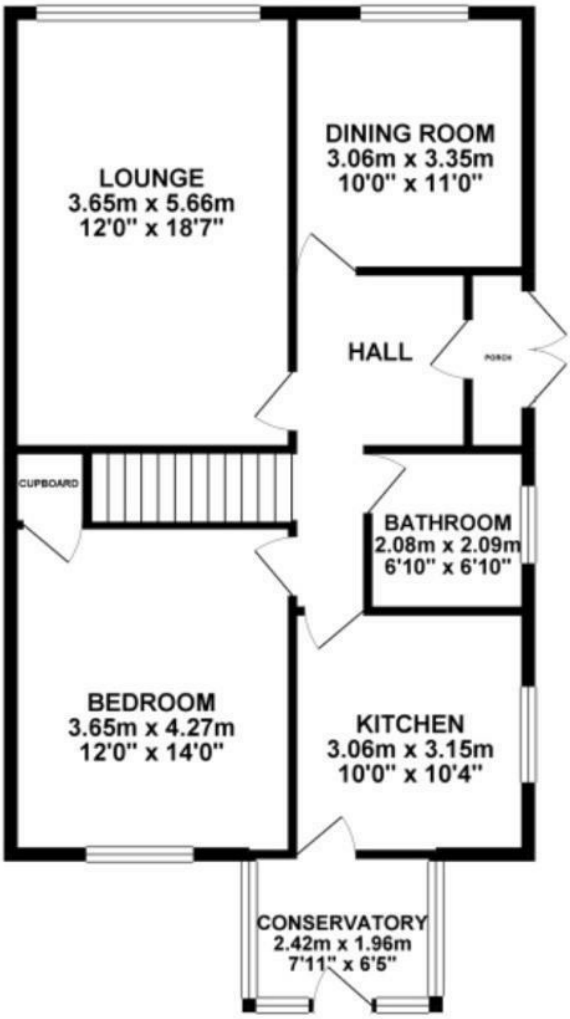
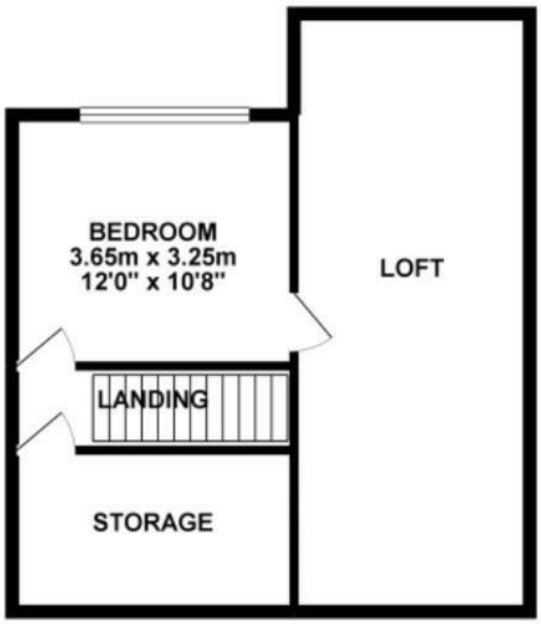
£320,000

GROUND FLOOR 77.92 sq. m.
(838.67 sq. ft.)



1ST FLOOR 47.22 sq. m.
(508.30 sq. ft.)



TOTAL FLOOR AREA : 125.14 sq. m. (1346.97 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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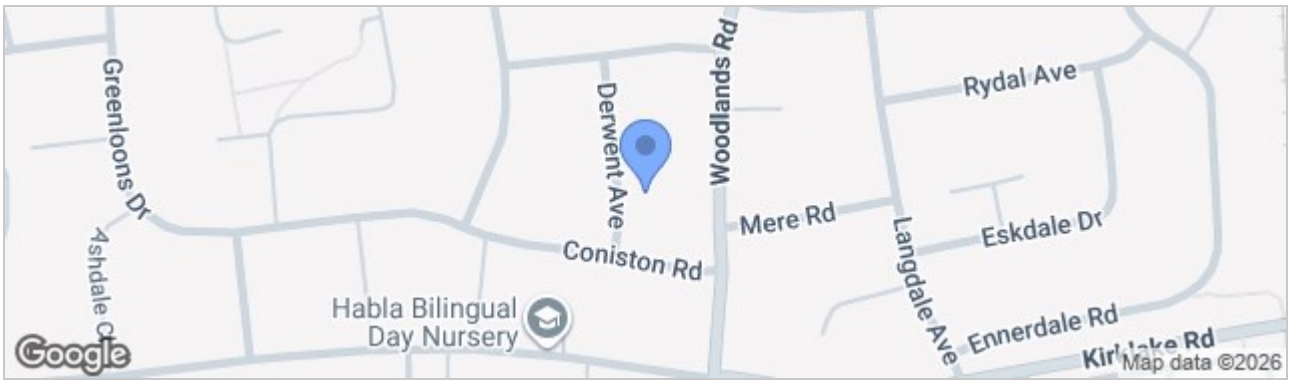
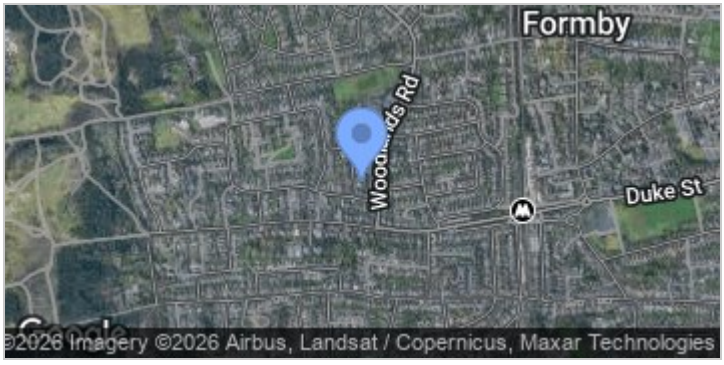
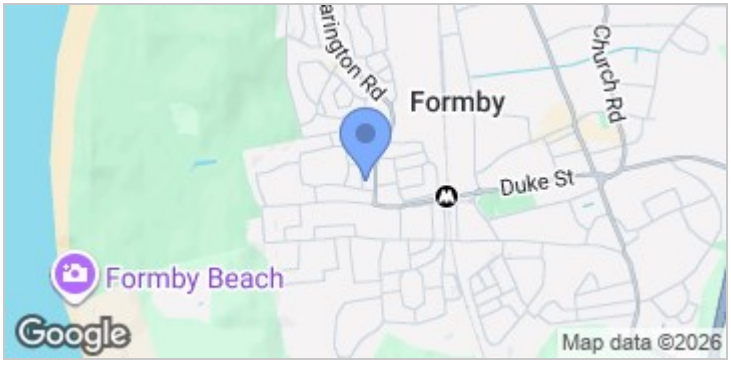
Road Map



Hybrid Map



Terrain Map



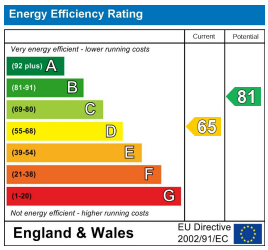
- **SOUGHT-AFTER FORMBY LOCATION CLOSE TO PINEWOODS, COAST AND VILLAGE**
- **CHAIN-FREE THREE BEDROOM SEMI-DETACHED BUNGALOW**
- **VERSATILE LAYOUT IDEAL FOR DOWNSIZERS OR FAMILIES**
- **LOFT SPACE OFFERING EXCELLENT CONVERSION POTENTIAL (STPP)**
- **OFF-ROAD PARKING, FRONT AND REAR GARDENS, PLUS GARAGE**
- **WALKING DISTANCE TO TRAIN STATION, AMENITIES AND SCENIC WALKS**
- **TENURE LEASEHOLD - COUNCIL TAX BAND D**

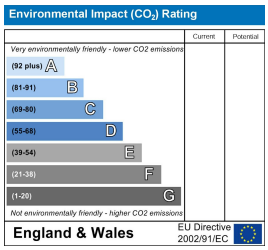
Viewing

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.

Energy Efficiency Graph





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