



20 Gorse Way

Formby, Liverpool, L37 1PB

Offers in excess of £525,000



An exceptional opportunity to acquire a substantial four-bedroom detached property in the highly sought-after Gores Way, Formby, with full planning permission already granted to create a significantly larger and beautifully appointed four-bedroom family home.

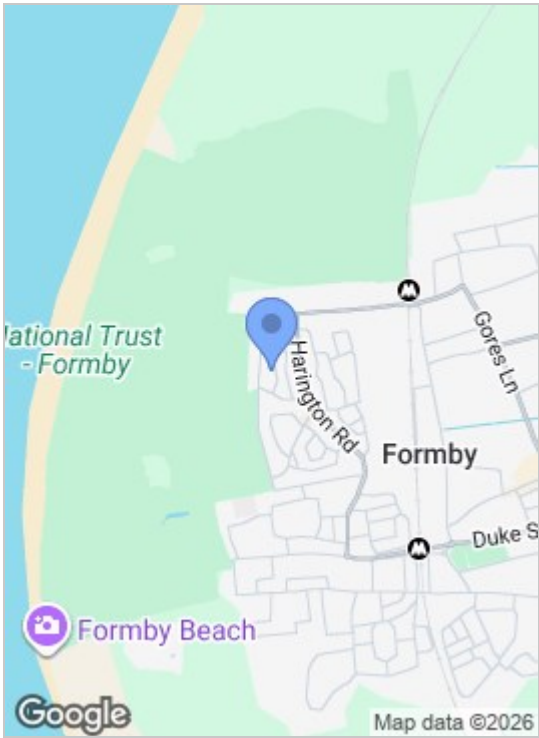
The property has already been stripped back and ripped out in preparation for the proposed works, providing an exciting opportunity for an investor, developer or family looking to create a bespoke forever home without the uncertainty of obtaining planning permission.

The approved plans provide for a thoughtfully designed home comprising four spacious bedrooms, a luxurious en-suite shower room to the principal bedroom, and a family bathroom. The ground floor is designed around modern family living, with a superb open-plan kitchen, dining and family space, alongside a separate sitting room, snug, utility room and WC.

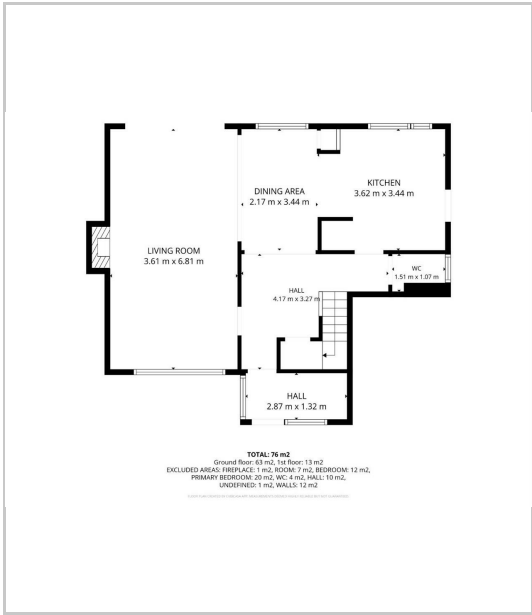
Externally, the property will benefit from a generous rear garden together with ample off-road parking to the front.



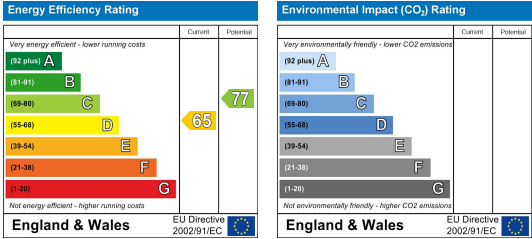
Area Map



Floor Plans



Energy Efficiency Graph



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.

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