



48 Elson Road

Formby, L37 2EQ

Offers in excess of £475,000

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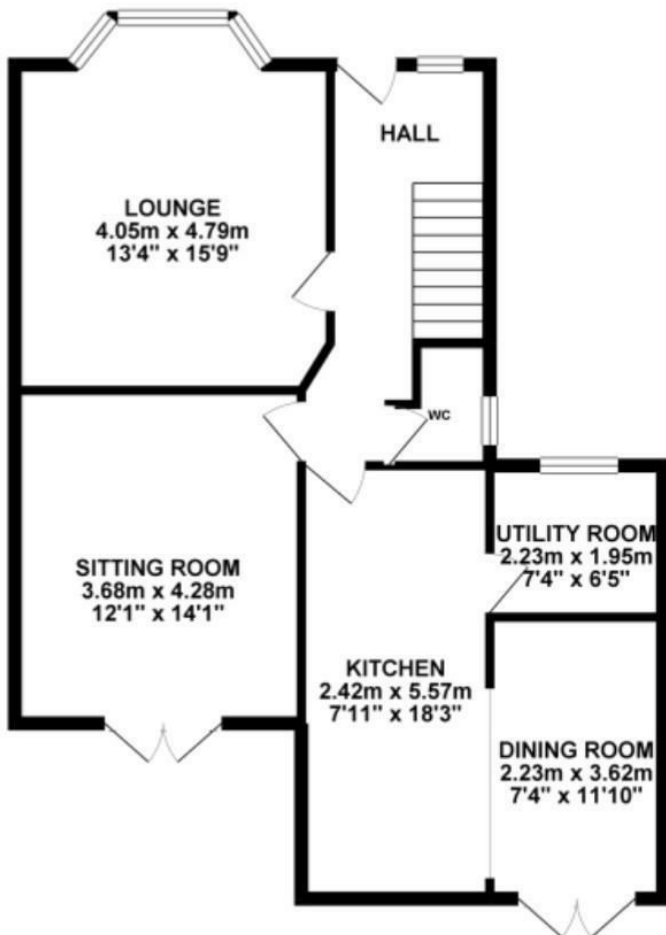
# 48 Elson Road

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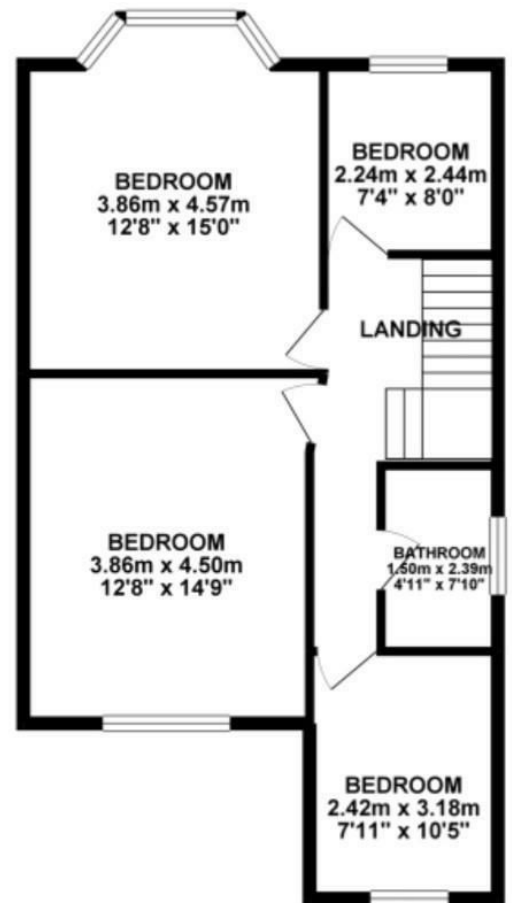
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GROUND FLOOR 70.70 sq. m.  
( 761.00 sq. ft. )



1ST FLOOR 58.31 sq. m.  
( 627.68 sq. ft. )

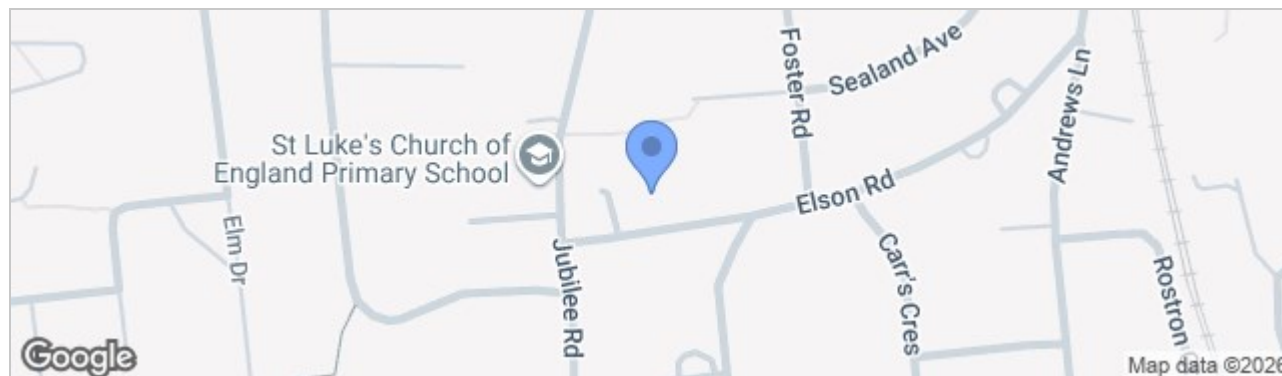


TOTAL FLOOR AREA : 129.01 sq. m. ( 1388.69 sq. ft. ) approx.

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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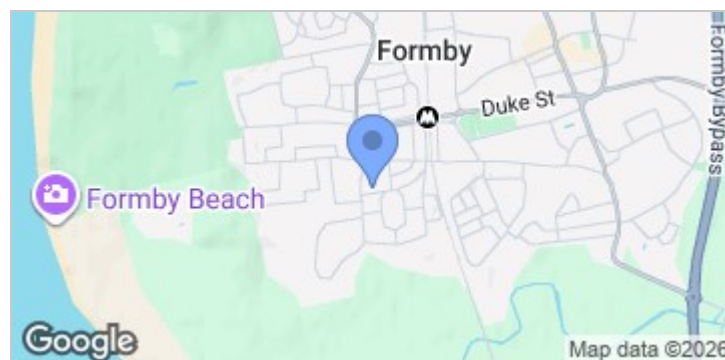
## Road Map



## Hybrid Map



## Terrain Map



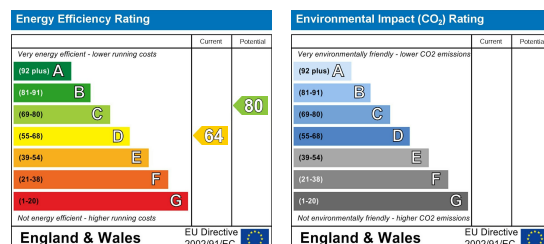
- **SOUGHT-AFTER LOCATION ON ELSON ROAD, FORMBY, CLOSE TO OUTSTANDING LOCAL SCHOOLS AND EXCELLENT AMENITIES**
- **SPACIOUS FOUR-BEDROOM SEMI-DETACHED HOME, IDEAL FOR GROWING FAMILIES**
- **BAY-FRONTED LOUNGE AND ADDITIONAL REAR SITTING ROOM WITH FRENCH DOORS TO THE GARDEN**
- **IMPRESSIVE L-SHAPED KITCHEN AND DINING AREA WITH GARDEN ACCESS, PLUS SEPARATE UTILITY ROOM**
- **FOUR WELL-PROPORTIONED BEDROOMS AND A MODERN FAMILY BATHROOM TO THE FIRST FLOOR**
- **LARGE REAR GARDEN, FRONT GARDEN, AND OFF-ROAD PARKING, PERFECT FOR FAMILY LIVING AND ENTERTAINING**
- **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



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