



18 Barton Heys Road

Formby, L37 2EY

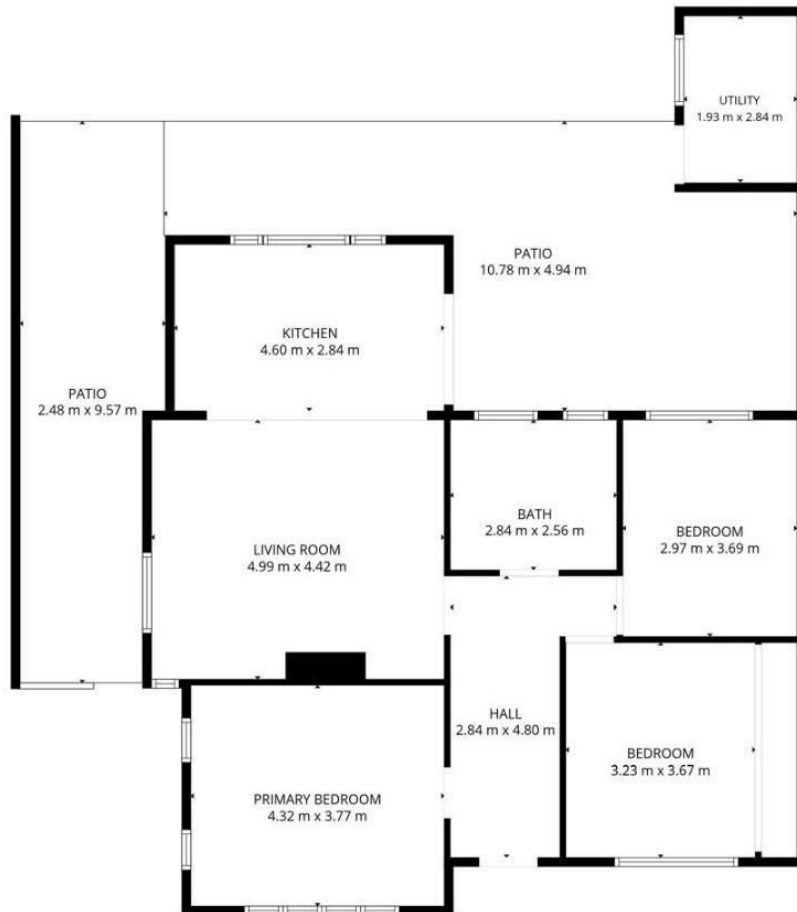
Offers in excess of £465,000



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TOTAL: 97 m2

Ground floor: 97 m2

EXCLUDED AREAS: UTILITY: 5 m2, PATIO: 58 m2, WALLS: 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



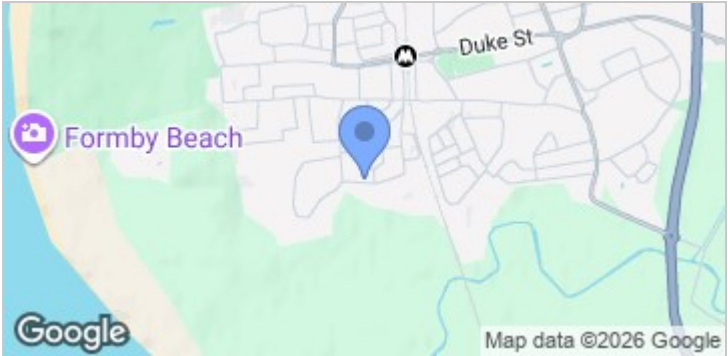
Road Map



Hybrid Map



Terrain Map



- **STUNNING THREE BEDROOM DETACHED BUNGALOW IN THE HIGHLY SOUGHT AFTER BARTON HEYS**
- **BEAUTIFULLY PRESENTED THROUGHOUT WITH MODERN OPEN PLAN LIVING ACCOMMODATION**
- **STYLISH KITCHEN WITH INTEGRATED APPLIANCES, CENTRAL ISLAND AND SPACIOUS LIVING AREA**
- **LOVELY LARGE SOUTH FACING REAR GARDENS**
- **VERSATILE ACCOMMODATION WITH THREE BEDROOMS**
- **IDEALLY LOCATED FOR FORMBY VILLAGE AMENITIES**
- **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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

