abode

finding houses, delivering homes



2 Coppice Leys

Formby, L37 3PL

3 2 2 C

£700,000

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2 Coppice Leys

Formby, L37 3PL

£700,000











TOTAL: 182 m2

Ground floor: 166 m2, 1st floor: 16 m2

EXCLUDED AREAS: GARAGE: 30 m2, LOW CEILING: 13 m2, WALLS: 18 m2

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

Tel: 01704827402



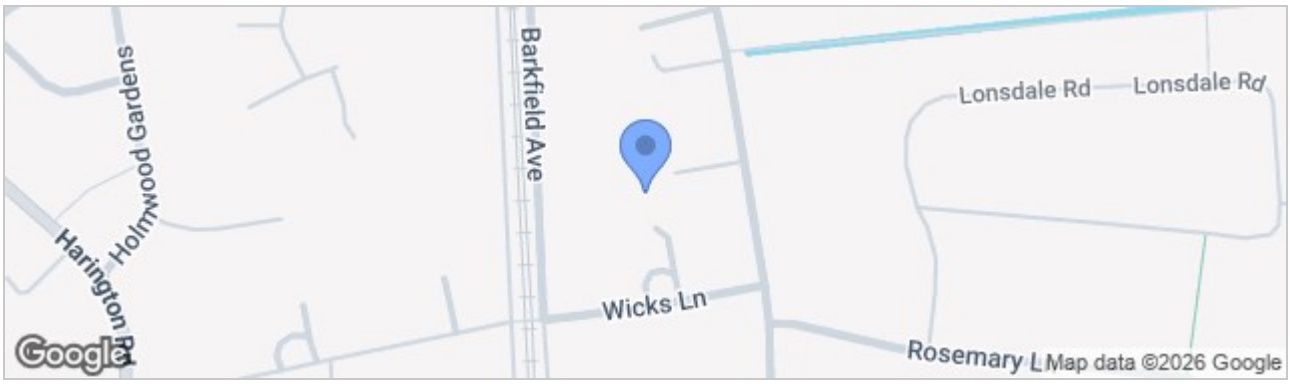








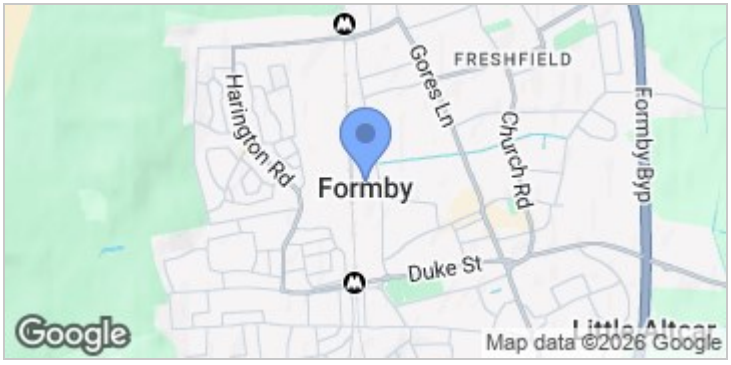
Road Map



Hybrid Map



Terrain Map



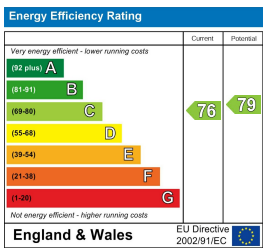
- **SUPERB THREE-BEDROOM DETACHED BUNGALOW IN A PEACEFUL CUL-DE-SAC**
- **STUNNING SOUTH AND WEST-FACING WRAPAROUND ESTABLISHED GARDENS**
- **SPACIOUS L-SHAPED LOUNGE WITH BEAUTIFUL GARDEN VIEWS AND SEPARATE DINING ROOM**
- **MODERN BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES, UTILITY ROOM AND PANTRY**
- **THREE GENEROUS BEDROOMS WITH FITTED WARDROBES AND TWO EN-SUITE SHOWER ROOMS**
- **DETACHED DOUBLE GARAGE WITH ELECTRIC DOOR AND EV CHARGING POINT, SOLAR PANELS AND EXTENSIVE LOFT STORAGE**
- **TENURE FREEHOLD - COUNCIL TAX BAND G**

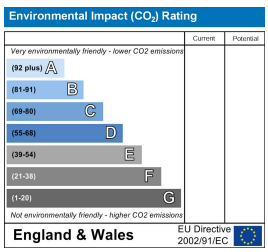
Viewing

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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