abode

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2 Larkhill Cottages Larkhill Lane

Formby, L37 1PS

2 2 1 A

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Offers in excess of £500,000





2 Larkhill Cottages Larkhill Lane

Formby, L37 1PS

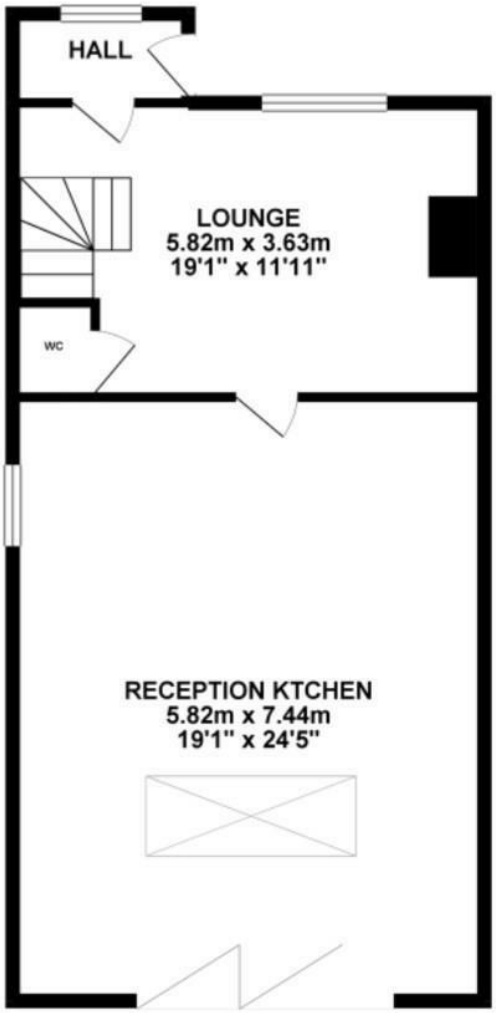
Offers in excess of £500,000



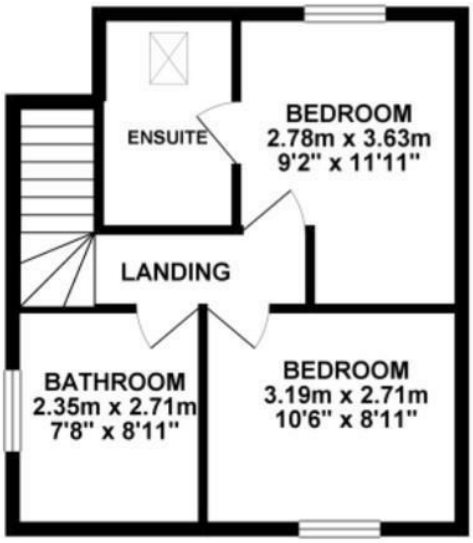




GROUND FLOOR 66.77 sq. m.
(718.74 sq. ft.)



1ST FLOOR 33.99 sq. m.
(365.92 sq. ft.)



TOTAL FLOOR AREA : 100.77 sq. m. (1084.66 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



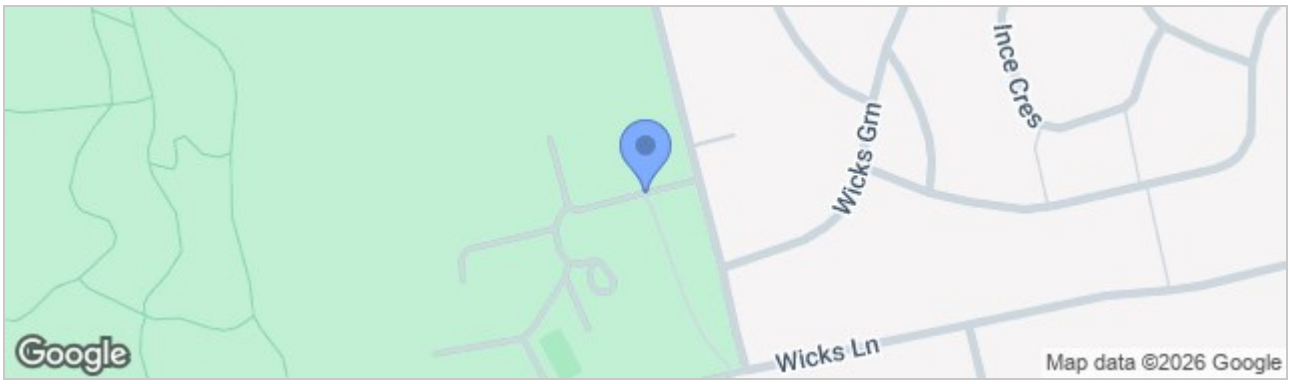




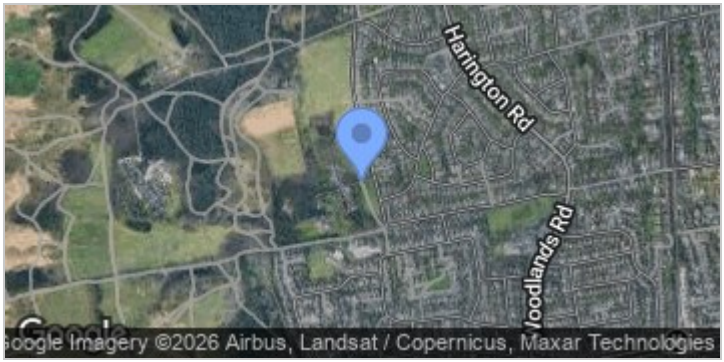




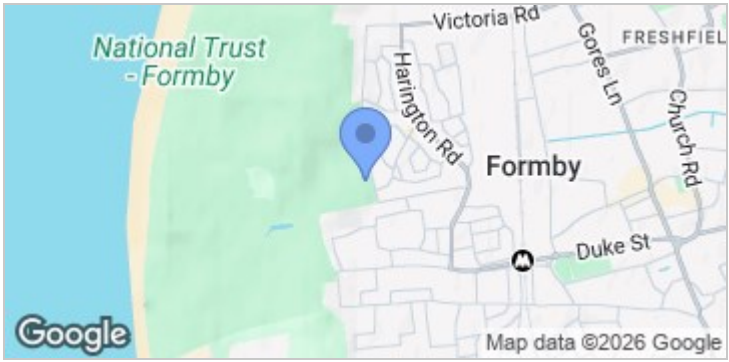
Road Map



Hybrid Map



Terrain Map



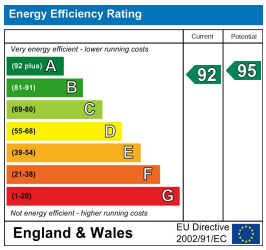
- **TUCKED AWAY ON A PRIVATE ROAD IN A PEACEFUL, PICTURESQUE SETTING**
- **CHARMING KERB APPEAL WITH A WHITE PICKET FENCE AND OFF-ROAD PARKING**
- **COSY LOUNGE FEATURING A NEWLY INSTALLED GAS STOVE BURNER**
- **STUNNING EXTENDED OPEN-PLAN KITCHEN/DINING SPACE WITH ISLAND, HIGH-SPEC APPLIANCES AND BIFOLD DOORS**
- **GENEROUS WEST-FACING REAR GARDEN, PERFECT FOR ENTERTAINING AND ENJOYING AFTERNOON AND EVENING SUN**
- **TWO BEDROOMS, STYLISH FAMILY BATHROOM WITH FREESTANDING BATH, PLUS EN-SUITE**
- **TURN-KEY CONDITION NEAR FORMBY PINEWOODS AND THE COAST**
- **TENURE FREEHOLD - COUNCIL TAX BAND D**
- **NEW EV CHARGING POINT - SOLAR PANELS - HEAT PUMP**
- **EPC A**

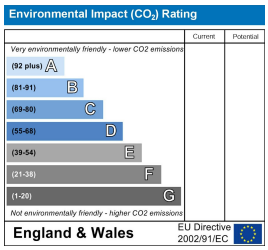
Viewing

Please contact our Formby Office
on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph





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