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# 41 Elsworth Close

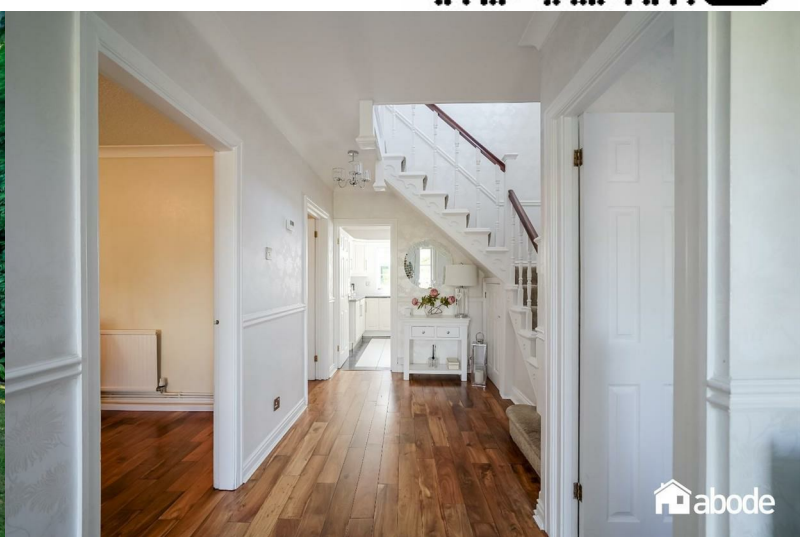
Formby, L37 2YS

4 2 3

**£600,000**

Scan for a free valuation on your home





# 41 Elsworth Close

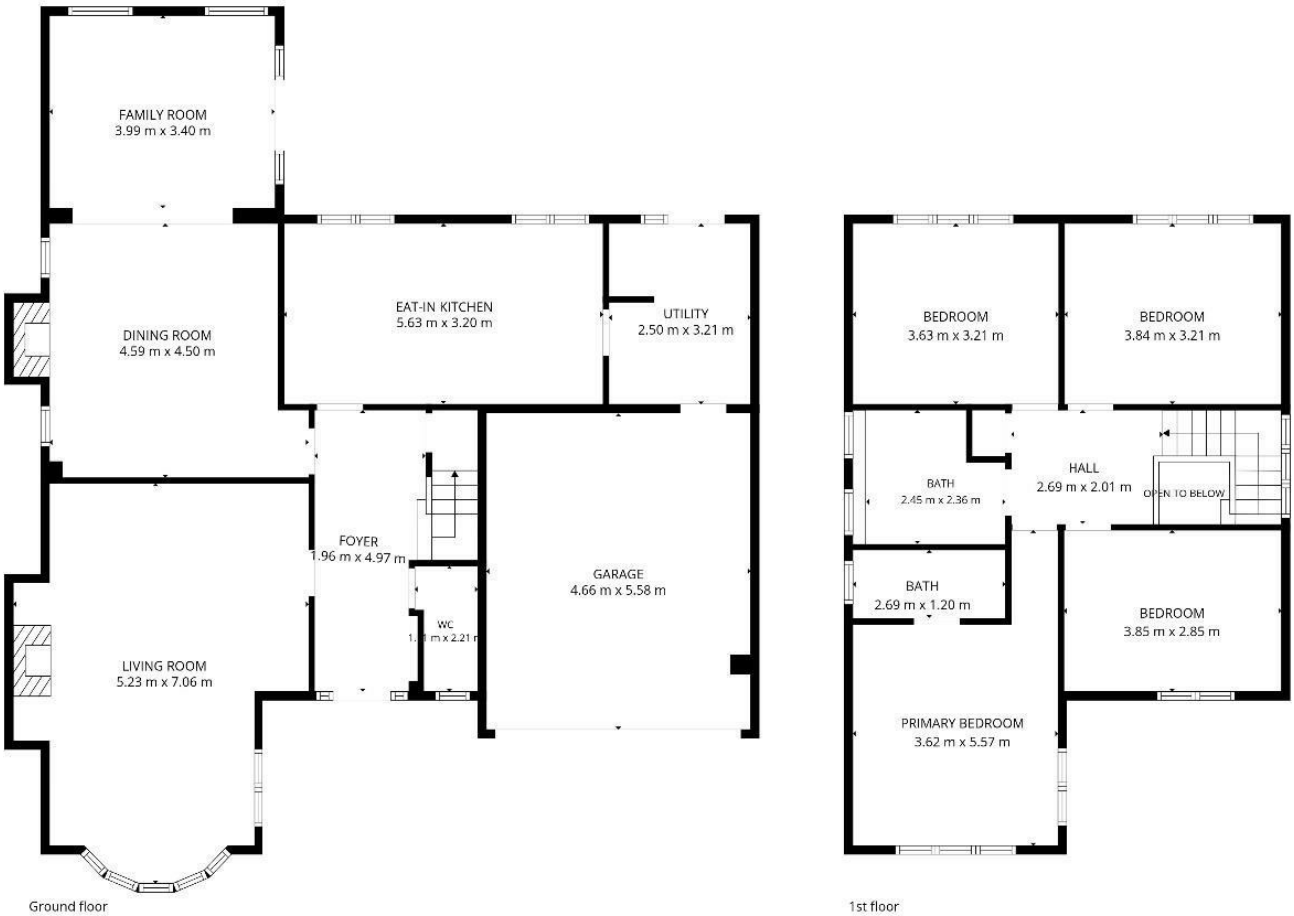
Formby, L37 2YS

## £600,000










**TOTAL: 169 m2**

Ground floor: 98 m2, 1st floor: 71 m2

EXCLUDED AREAS: GARAGE: 26 m2, UTILITY: 8 m2, FIREPLACE: 1 m2,
OPEN TO BELOW: 1 m2, WALLS: 16 m2

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

Tel: 01704827402







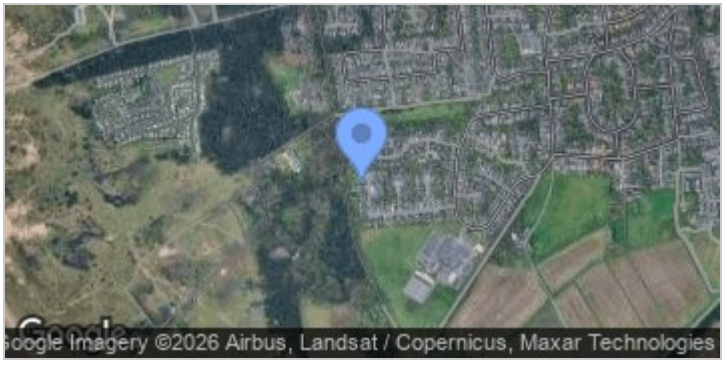




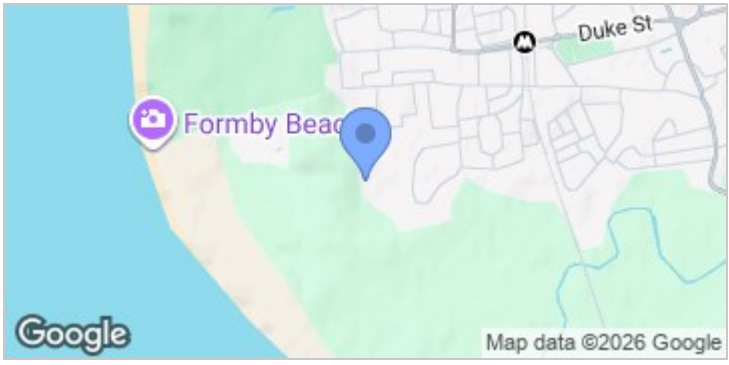
## Road Map




## Hybrid Map




## Terrain Map



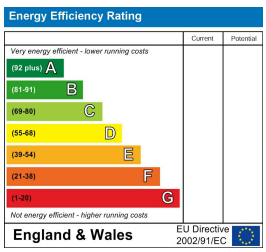

- **PRESTIGIOUS CUL-DE-SAC SETTING**
- **EXCEPTIONAL FOUR BEDROOM DETACHED RESIDENCE**
- **THREE ELEGANT RECEPTION ROOMS**
- **STUNNING PRIVATE WESTERLY FACING GARDEN**
- **DOUBLE GARAGE & GENEROUS DRIVEWAY**
- **MOMENTS FROM THE PINEWOODS, COAST & EXCELLENT SCHOOLS**
- **TENURE FREEHOLD - COUNCIL TAX BAND F**

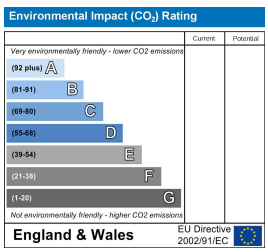
## Viewing

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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