



20 Gorse Way

Formby, Liverpool, L37 1PB

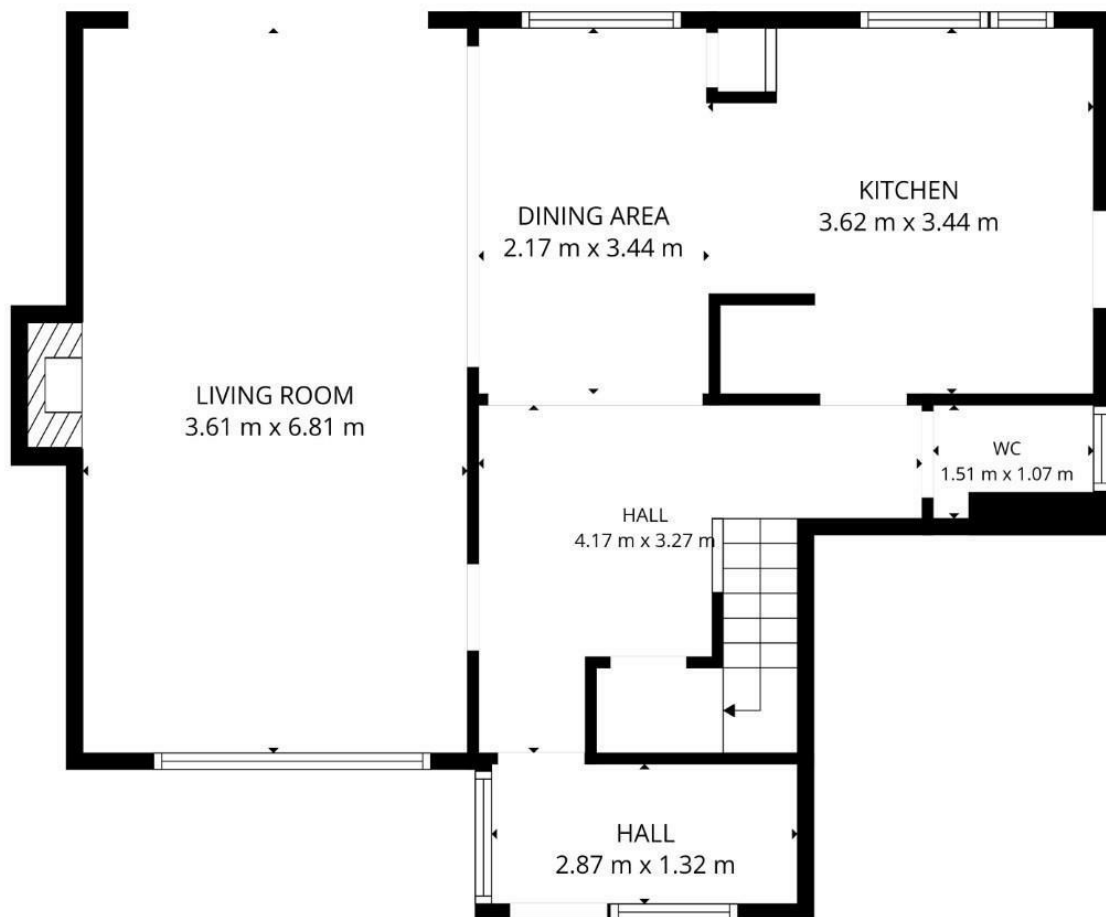
Offers in excess of £525,000



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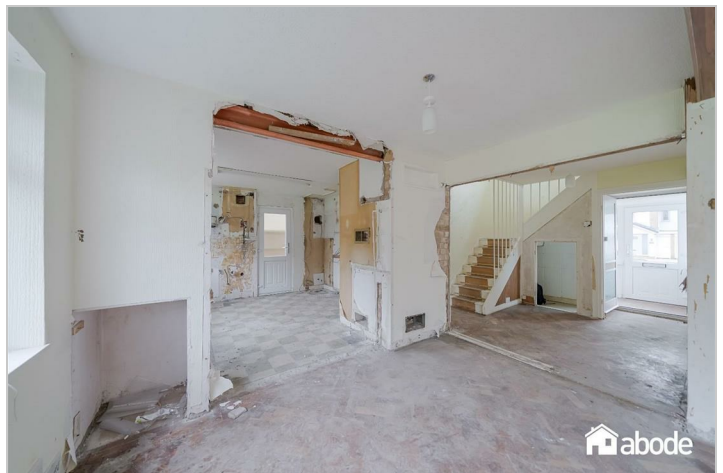
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TOTAL: 76 m2

Ground floor: 63 m2, 1st floor: 13 m2
EXCLUDED AREAS: FIREPLACE: 1 m2, ROOM: 7 m2, BEDROOM: 12 m2,
PRIMARY BEDROOM: 20 m2, WC: 4 m2, HALL: 10 m2,
UNDEFINED: 1 m2, WALLS: 12 m2

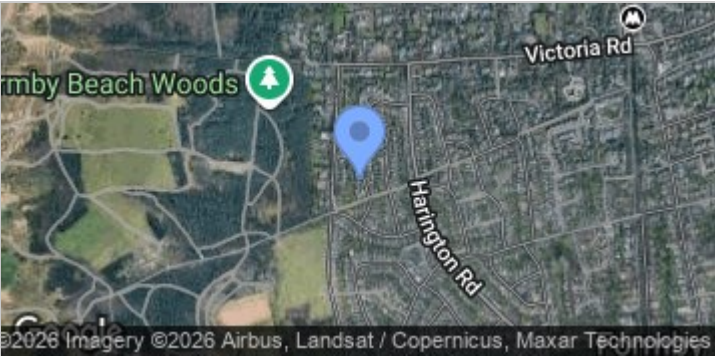
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



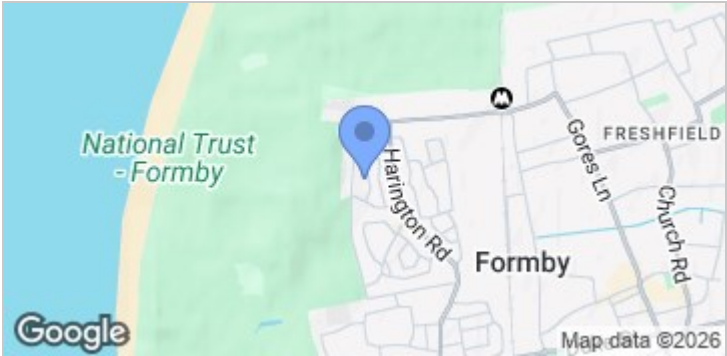
Road Map



Hybrid Map



Terrain Map



- **FULL PLANNING PERMISSION GRANTED TO CREATE A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME**
- **PRESTIGIOUS GORES WAY LOCATION IN HIGHLY SOUGHT-AFTER FORMBY**
- **GENEROUS REAR GARDENS AND AMPLE OFF-ROAD PARKING**
- **PROPERTY ALREADY STRIPPED OUT AND PREPARED FOR WORKS – CASH BUYERS ONLY**
- **NO VENDOR CHAIN DELAY**
- **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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

