



Gores Lane
Formby
Liverpool
Merseyside
L37 3NU

Offers in Excess of £406,000

bettermove 

Gores Lane

Liverpool

Bettermove are proud to present this 3 bedroom detached house in Formby available with no forward chain. This is a Grade II Listed Building.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the gated driveway and garage with loft space. The council tax band is D.

This is a leasehold property with 991 years remaining on the lease; the ground rent is £20 per month and there is no service charge.

The interior of this well presented property comprises a spacious living room, dining room, kitchen, conservatory, bedroom and the family bathroom on the ground floor. The first floor consists of 2 bedrooms, including the master with an ensuite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Formby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Freshfield and Formby Train Station, the A565 and local buses.

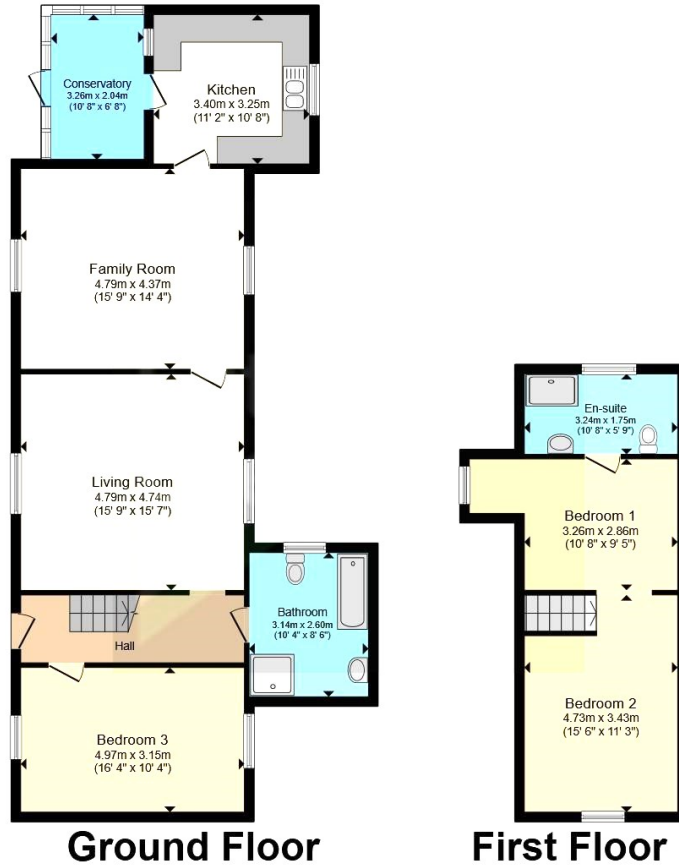
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 128.8 sq.m. (1,386 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk