



Piercefield Court,
Formby, L37 7DQ

£155,000

SM

STEPHANIE MACNAB
ESTATE AGENT

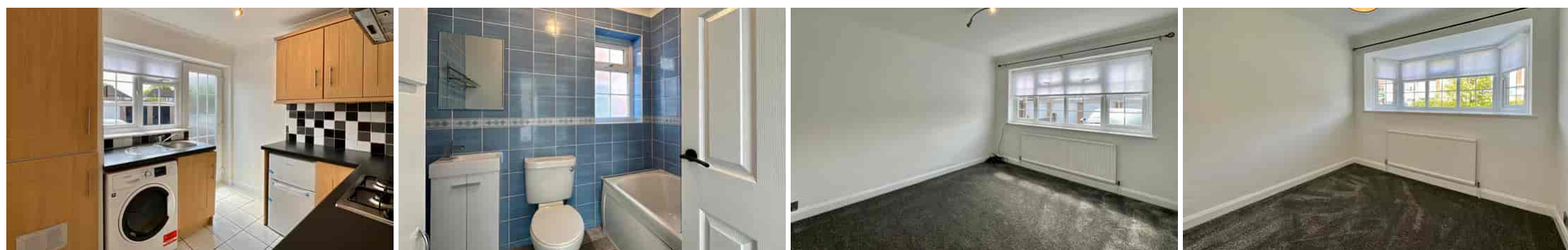
Presenting a GROUND-FLOOR purpose-built APARTMENT that boasts the rare advantage of its own front and back door, offering enhanced privacy and convenience. Recently refreshed, this property has undergone redecoration throughout, with new carpets and internal doors adding a touch of modernity.

Step inside to discover the interior comprising an ENTRANCE HALL, a comfortable LOUNGE, a well-appointed KITCHEN, TWO BEDROOMS, and a BATHROOM.

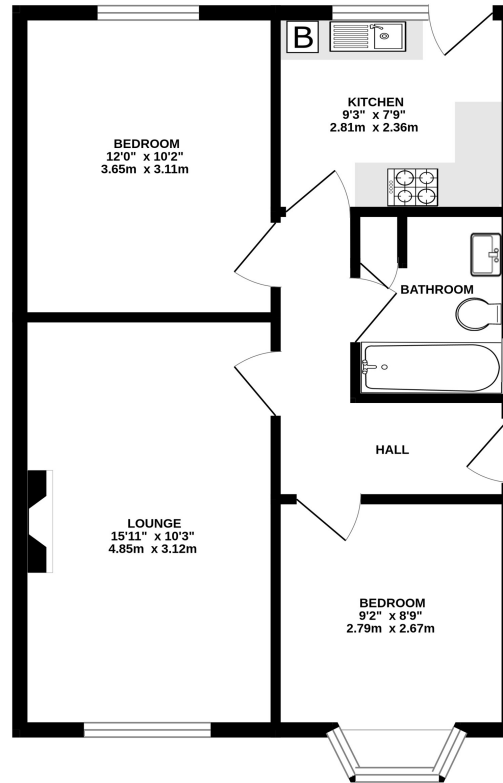
There is OFF-ROAD Residents parking and a GARAGE included.

NO ONWARD CHAIN.

Don't miss out on this opportunity to make this unfurnished apartment your own cosy haven. Contact us today to arrange a viewing and take the next step toward calling this property your home.



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(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	