



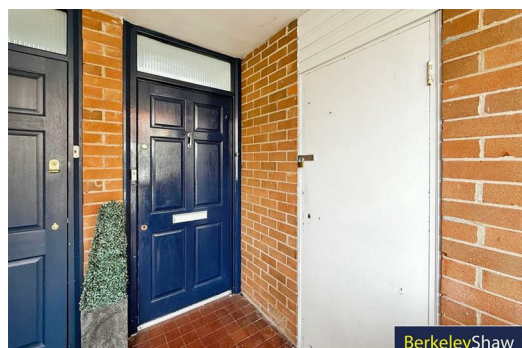
## 10 Cross Green Close, Formby, L37 4BP

Asking Price £130,000

We are acting in the sale of the above property and have received an offer of £130,000 on the above property.  
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place  
The Energy Performance Certificate Rating is F.

**NO CHAIN** This first-floor 2 double-bedroom flat is located in a prime spot, just a short walk from Formby Village. Offering a fantastic opportunity for those looking to add their own touch, the flat is in need of some updating but boasts a spacious and sunny lounge, perfect for relaxing and entertaining. The neutral bathroom features a full-sized bath, ideal for unwinding after a busy day.

Outside, the communal GARDENS offer a lovely space to enjoy the fresh air, while the property also benefits from a private GARAGE. With shops, train and bus stops all within walking distance, this is a highly convenient location for easy access to transport links and local amenities. Whether you're a first-time buyer or looking for a project, this flat provides a wonderful opportunity to create your ideal home. Don't miss out on this fantastic find!





Hall Stairs

Lounge Diner  
12'10" x 19'10" (3.92 x 6.07)

Bathroom  
9'10", 68'10" x 5'10" (3,21 x 1.78)

Kitchen  
13'5" x 6'10" (4.10 x 2.10)

Bedroom 1  
14'11" x 11'10" (4.56 x 3.61)

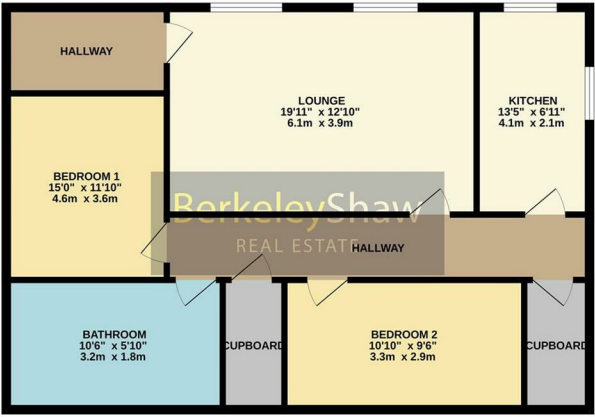
DOUBLE

Bedroom 2  
10'9" x 9'5" (3.29 x 2.89)

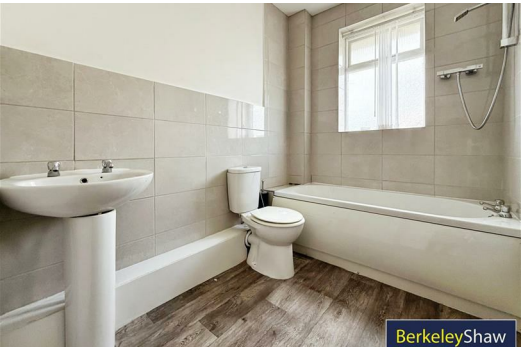
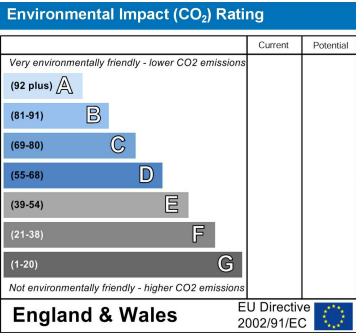
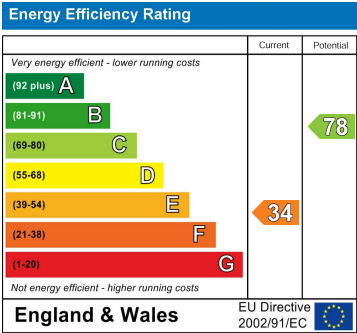
DOUBLE

Garage  
SINGLE Black painted up and over door for access.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing particulars, the measurement of the rooms, and any other information, is given as an approximate guide only and should not be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency for any period.



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