



Gardner Road,  
Formby, L37 8DD

**Offers Over £260,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

This SEMI-DETACHED property has been a much-loved home for over 20 years and has been well-maintained during that time, with the windows and front door being replaced in 2021.

The property is located in a very popular part of Formby with a good primary school within walking distance and the Village close by.

When you arrive at the property, there is OFF-ROAD parking, GARAGE and an ELECTRIC CAR CHARGING PORT. The property enjoys a superb ORIENTATION, with the front of the property facing east, so the main bedroom benefits from the rising sun. The rear garden is WEST facing and has given the vendor great pleasure over the years.

The FLOOR PLAN illustrates the layout, but in brief, the lounge is front-facing, and the OPEN PLAN KITCHEN DINER to the rear with French doors into the garden.

Upstairs, there are THREE BEDROOMS and a family bathroom. The bathroom has a hint of luxury, with an elegant SLIPPER BATH, perfect for soaking away the stresses of life with a glass of wine!

To view, call 01704 516 626. Follow us on Facebook and Instagram.

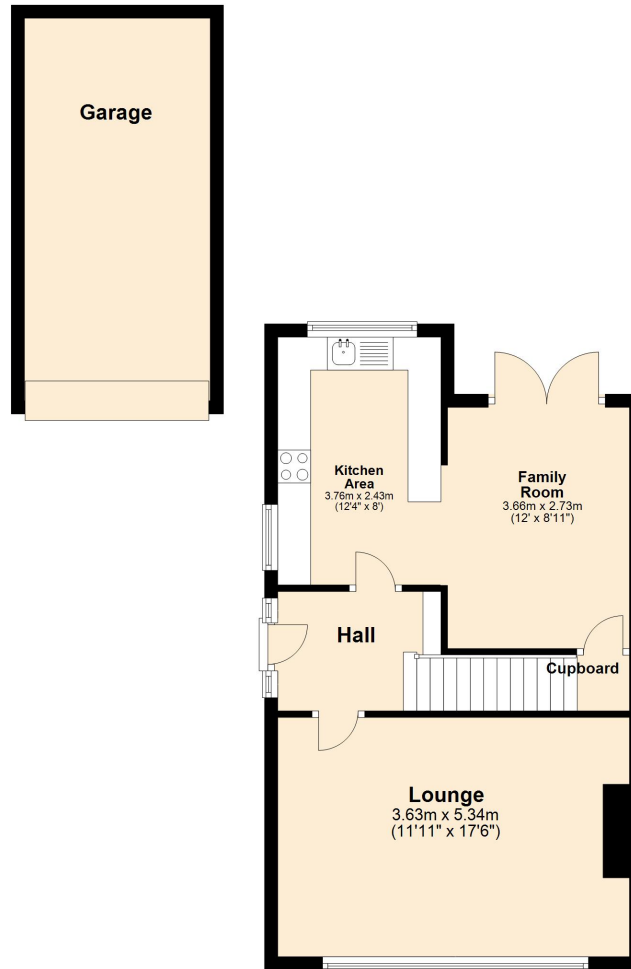






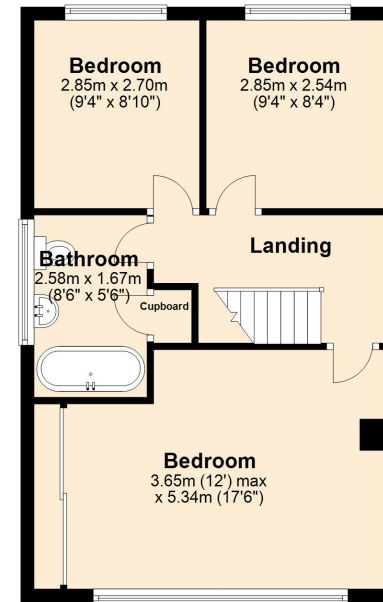
## Ground Floor

Approx. 63.2 sq. metres (680.5 sq. feet)



## First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

Plan produced using PlanUp.



