



Gardner Road, Formby,
L37 8DD

**OFFERS OVER
£260,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

Owned by the same family since 1978, this well-cared-for home has been LOVED AND MAINTAINED FOR NEARLY 50 YEARS. It's offered with NO ONWARD CHAIN and stands in a POPULAR LOCATION CLOSE TO OUR LADY OF COMPASSION PRIMARY SCHOOL and Formby Village — ideal for families or downsizers seeking a peaceful yet convenient setting.

The FLOOR PLAN shows a practical and balanced layout. The bright LOUNGE enjoys a wide front window and a welcoming, homely feel, while the DINING ROOM sits to the rear with patio doors opening onto the garden. The adjoining KITCHEN is well-presented and perfectly functional as it stands, enjoying a pleasant view over the garden and direct access to the side driveway.

Upstairs, the first floor provides THREE GOOD-SIZED BEDROOMS, with the MAIN BEDROOM benefiting from BUILT-IN STORAGE. The FAMILY BATHROOM includes a white suite with a bath and shower over.

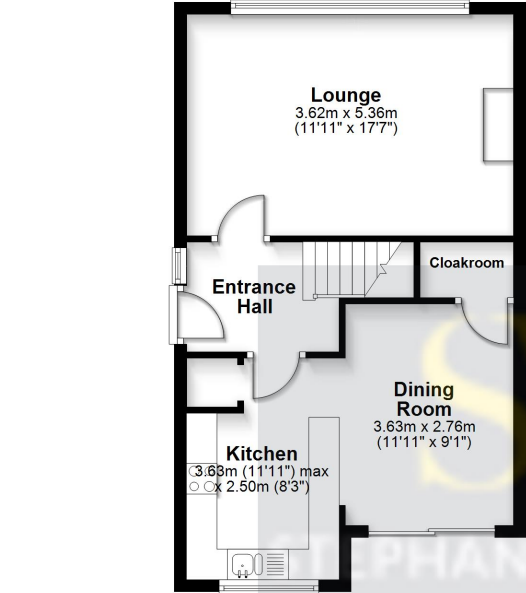
Outside, there is OFF-ROAD PARKING AND A GARAGE, with a neat FRONT GARDEN and an enclosed WEST-FACING REAR GARDEN that enjoys the afternoon and evening sun — ideal for outdoor dining, gardening, or simply relaxing.





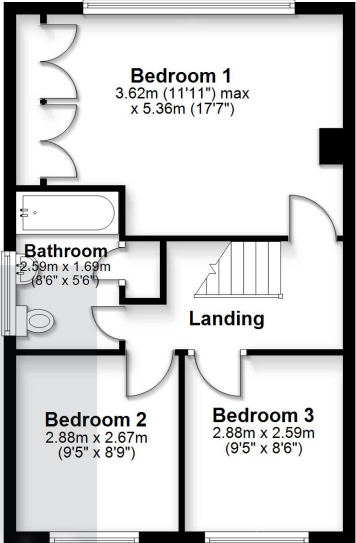
Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



Total area: approx. 106.4 sq. metres (1144.9 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

