



157 Gardner Road, Formby, Liverpool, Merseyside. L37 8DG

Offers in Region of £295,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This attractive semi detached house which has been thoughtfully extended offers spacious accommodation and would appeal to a wide variety of buyers.

The spacious open plan layout to the ground floor creates a seamless flow between the lounge, dining room kitchen and family room with the addition of bi-folding doors to the rear connecting the living space to the outdoors. Additional features include THREE good sized bedrooms, attractive family bathroom and a larger than average enclosed rear garden.

Occupying a pleasant position in this well established location which is convenient for local primary and secondary schools, transport links and a stones throw away from Formby Village with its vibrant atmosphere and wide variety of independent shops, coffee bars, restaurants and supermarkets. EARLY VIEWING ADVISED.

## FEATURES

- EXTENDED SEMI DETACHED HOUSE
- IDEALLY LOCATED FOR LOCAL SCHOOLS & FORMBY VILLAGE
- SUPERB FAMILY ACCOMMODATION
- OPEN PLAN LOUNGE, DINING, KITCHEN & FAMILY ROOM
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- ATTACHED SINGLE GARAGE & OFF ROAD PARKING
- GOOD SIZED REAR GARDEN



## ROOM DESCRIPTIONS

### Enclosed Porch

U.P.V.C framed double glazed door with window to side; tiled flooring; door to garage.

### Hall

Stairs to first floor with an under stairs cloaks/storage cupboard; laminate flooring; ornate radiator cover.

### Front Lounge open to Dining Room

23' 02" x 13' 03" (7.06m x 3.99m) U.P.V.C framed double glazed window to front and rear; laminate flooring; open to....

### Kitchen open to Spacious Family/Dining Room

19' 08" x 17' 11" (5.99m x 5.46m) (maximum dimensions) Excellent range of high gloss wall, base and drawer units with kickboard lighting; single stainless steel sink unit with mixer tap; 'New World' four ring induction hob with cooker hood above and built under 'Beko' electric oven; tiled flooring to kitchen area; part tiled walls; bi-folding doors open onto the rear patio and delightful garden

### First Floor

#### Landing

Opaque window to side; loft access.

#### Bedroom No. 1

11' 11" x 11' 06" (3.63m x 3.51m) U.P.V.C framed double glazed window to rear; built in wardrobe with hanging rail and shelving and drawer unit.

#### Bedroom No. 2

10' 10" x 9' 11" (3.30m x 3.02m) U.P.V.C framed double glazed window to front; built in wardrobe with hanging rail and shelving.

#### Bedroom No. 3

10' 00" x 7'07" (3.05m x 2.01m) U.P.V.C framed double glazed window to front; built in wardrobe with hanging rails.

#### Family Bathroom

Suite comprising a low level wc; wall hung wash hand basin with mixer tap; p-shaped bath fitted with a mains shower, mixer tap and shower screen; tiled walls and flooring.

#### Outside

##### Attached Single Garage

Up and over door; power and light; plumbing for an automatic washing machine; space for a tumble dryer; wall mounted gas heating boiler.

#### Gardens

Gardens are present to the front and rear. The low walled front garden has a paved driveway providing ample parking and is laid to lawn with borders. The good size enclosed rear garden has a patio area and garden shed and is laid to lawn with borders containing mature trees, bushes and plants.

#### PLEASE NOTE

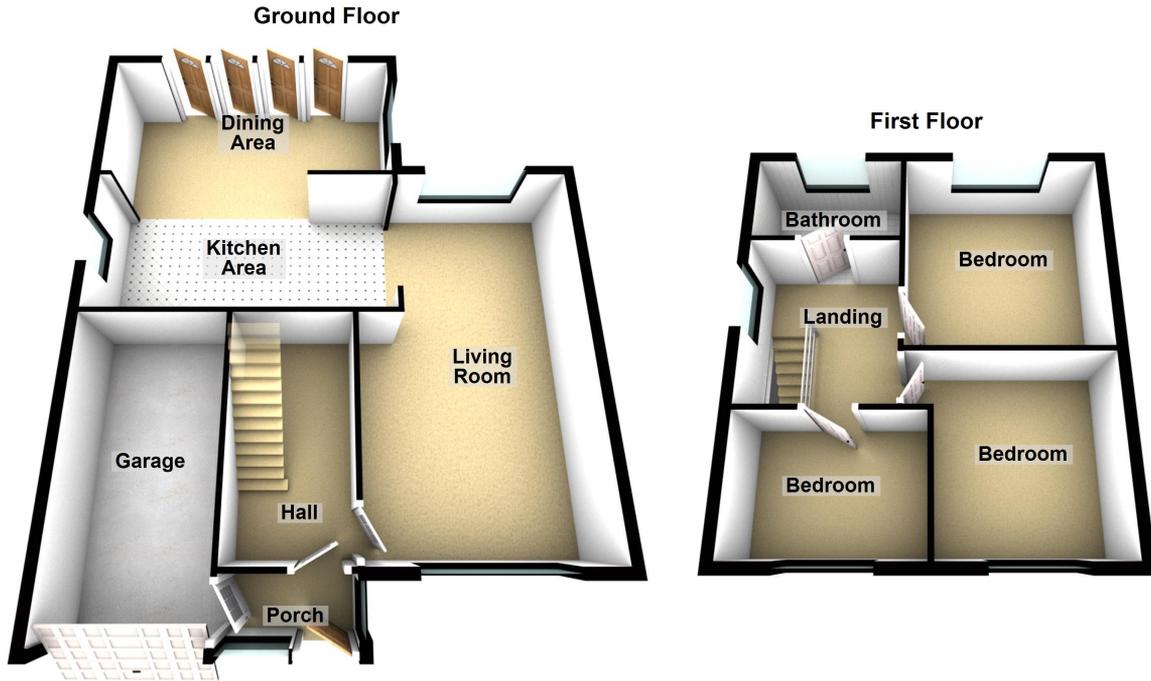
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*







# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

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

