



103 Gardner Road, Formby, Liverpool, Merseyside. L37 8DF

Offers Over £318,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This extended three/four bedroom semi-detached house provides excellent well planned accommodation offering spacious and versatile family living. Features include a large entertaining room leading to a conservatory, family room/bedroom 4, kitchen, utility, luxury ground floor shower room, three bedrooms and a family bathroom. The property enjoys a delightful rear garden and is situated in a popular residential location convenient for local primary and secondary schools, local shops, bus routes and Formby village with all its amenities with its shops, cafes and restaurants. EARLY VIEWING IS ADVISED

## FEATURES

- ENCLOSED VESTIBULE & ENTRANCE HALL
- THROUGH ENTERTAINING ROOM OPEN TO...
- CONSERVATORY
- FRONT FAMILY ROOM
- KITCHEN
- UTILITY ROOM
- LUXURY GROUND FLOOR SHOWER ROOM WITH WC
- THREE BEDROOMS
- FAMILY BATHROOM WITH WC
- GARDENS & OFF ROAD PARKING



## ROOM DESCRIPTIONS

### Enclosed Vestibule

U.P.V.C framed double glazed windows and door.

### Spacious Lounge open to a Dining Area

25' 07" x 18' 05" (7.80m x 5.61m) U.P.V.C framed double glazed window to front; feature fire surround fitted with a living flame coal effect gas fire; stairs to first floor with an under stairs storage cupboard; U.P.V.C framed sliding patio door leading to ....

### Conservatory

11' 01" x 9' 04" (3.38m x 2.84m) U.P.V.C framed double glazed windows and doors leading onto the delightful rear patio and garden.

### Front Family Room/Bedroom 4

18' 06" x 10' 06" (5.64m x 3.20m) U.P.V.C framed double glazed window to front; built in storage unit with a light up display.

### Kitchen

13' 08" x 9' 10" (4.17m x 3.00m) Range of base, wall and drawer units; space for a large refrigerator/freezer, dishwasher and dryer; integrated oven and gas hob; Sink unit with drainer; U.P.V.C framed double glazed window and stable style door leading to the rear garden.

### Utility Room

9' 06" x 8' 06" (2.90m x 2.59m) U.P.V.C framed double glazed window to rear; built in storage units housing a gas heating boiler; space for a refrigerator.

## FIRST FLOOR

### Bedroom No. 1

12' 09" x 10' 11" (3.89m x 3.33m) Double glazed window; built in wardrobes with hanging rails and mirrored sliding doors.

### Bedroom No. 2

11' 11" x 9' 10" (3.63m x 3.00m) Double glazed window to rear; built in wardrobes with hanging rails and mirrored sliding doors.

### Bedroom No. 3

8' 06" x 6' 06" (2.59m x 1.98m) Double glazed window.

### Family Bathroom

8' 07" x 7' 07" (2.62m x 2.31m) Suite comprising a low level wc; wash hand basin; panelled bath,; storage cupboard; two double glazed windows.

## OUTSIDE

### Gardens

The front garden is laid to lawn with a block paved driveway providing ample off road parking. The delightful rear garden has a raised patio area ideal for outside entertaining and is laid to lawn with well stocked borders and an ornamental pond. There are two garden sheds and side gate access.

## PLEASE NOTE

Property Disclaimer

\*\*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 \*\*



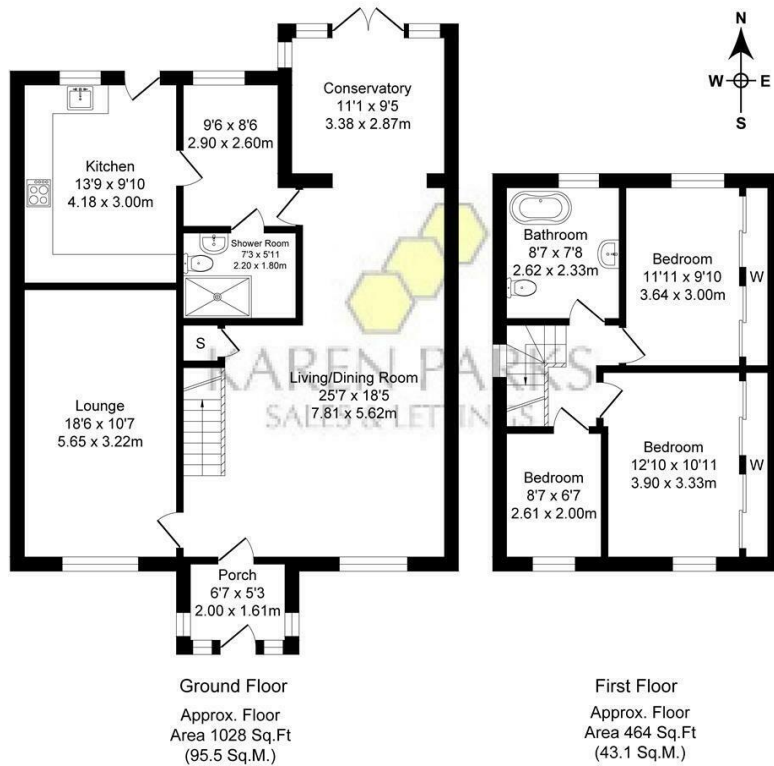




# FLOORPLAN & EPC

## Gardner Road Total Approx. Floor Area 1492 Sq.ft. (138.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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>		70	84
		EU Directive 2002/91/EC	

