



Gardner Road, Formby
, L37 8DD

**OFFERS OVER
£230,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

A fantastic opportunity to acquire a THREE-BEDROOM SEMI-DETACHED HOME with a sunny WEST-FACING GARDEN, open fire, and HUGE POTENTIAL to modernise – offered with NO ONWARD CHAIN.

Positioned in a popular residential location, this spacious home offers a great layout for family life and is ready for its next chapter. The bright HALLWAY leads into a generous front LOUNGE featuring an OPEN FIRE, while to the rear, a KITCHEN/DINING SPACE opens out onto a west-facing garden – ideal for enjoying afternoon and evening sun.

Upstairs are three bedrooms, a SHOWER ROOM, and a useful landing storage cupboard. The main bedroom spans the full width of the property, offering plenty of scope for built-in storage or reconfiguration.

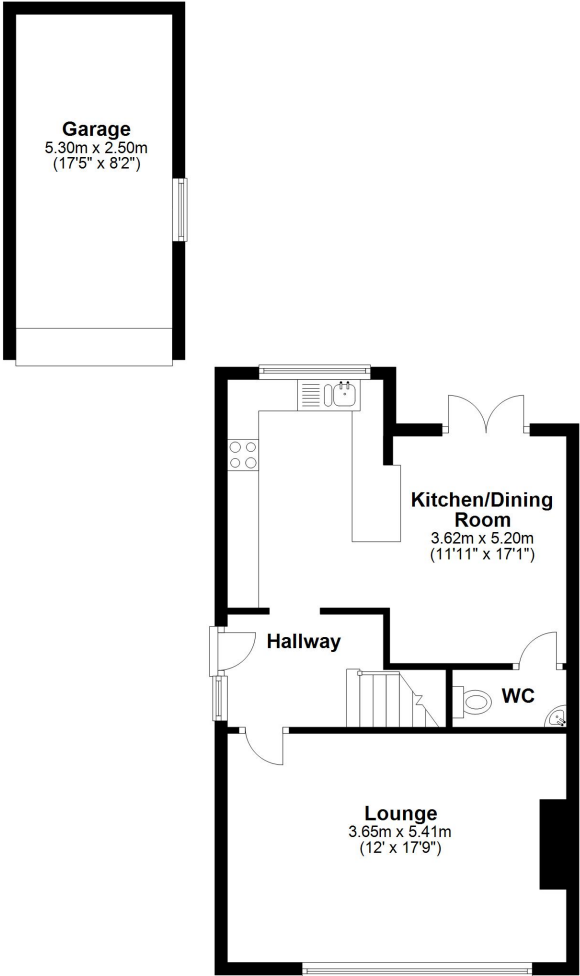
While the home would benefit from cosmetic refurbishment, it has been well cared for and provides a solid foundation for buyers looking to create something special. There is a GARAGE, OFF-ROAD PARKING, and a paved garden with potential for landscaping or extending, subject to planning.





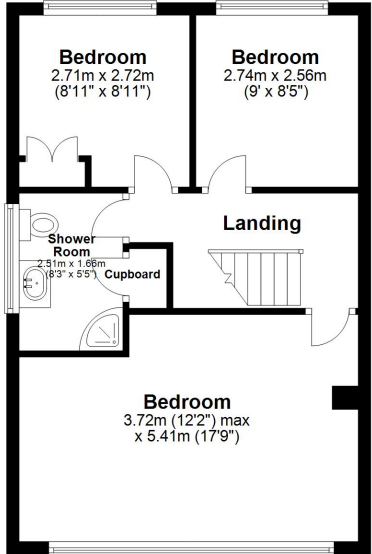
Ground Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	66	81
(81-91)	B		
(69-80)	C		
(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	