



Gardner Road, Formby,  
L37 8DG

**OFFERS OVER  
£280,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



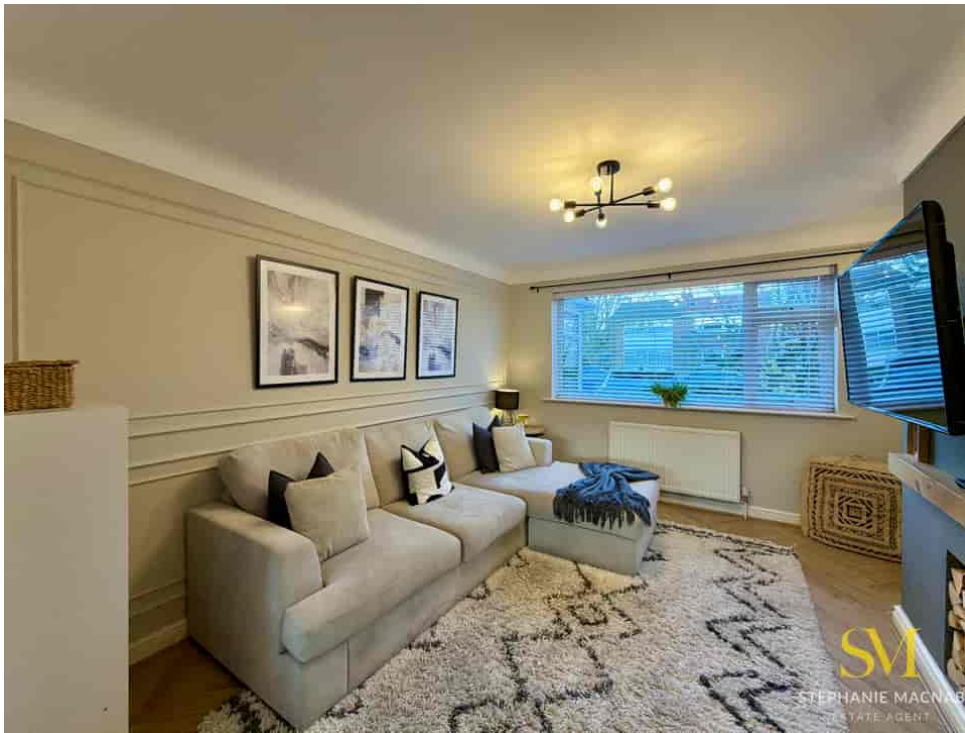
Beautifully improved and modernised by the current owners, this stylish semi-detached home offers a superb blend of contemporary design, functional living space and move-in-ready presentation. One of the standout upgrades is the creation of a LARGE OPEN-PLAN KITCHEN/DINER, transforming the ground floor into a bright, sociable space perfect for family life and entertaining. The décor throughout is elegant and considered, with panelled feature walls and quality finishes that set the home apart.

A useful PORCH provides a practical buffer before entering the welcoming hall, where decorative panelling leads to a SEPARATE LOUNGE at the front of the property. This room offers a calm retreat with a large picture window and warm, inviting tones. To the rear, the open-plan kitchen/diner features a WREN KITCHEN with INTEGRATED APPLIANCES, a breakfast island with seating and French doors opening directly onto the garden. The layout creates a seamless flow between cooking, dining and relaxing – ideal for everyday living.

Upstairs, the property continues to impress with THREE WELL-PROPORTIONED BEDROOMS arranged around a landing. Bedroom 1 includes fitted wardrobes, while Bedrooms 2 and 3 offer excellent versatility for children, guests or home working. The NEWLY FITTED FAMILY BATHROOM with modern tiling and a rainfall shower over the bath.

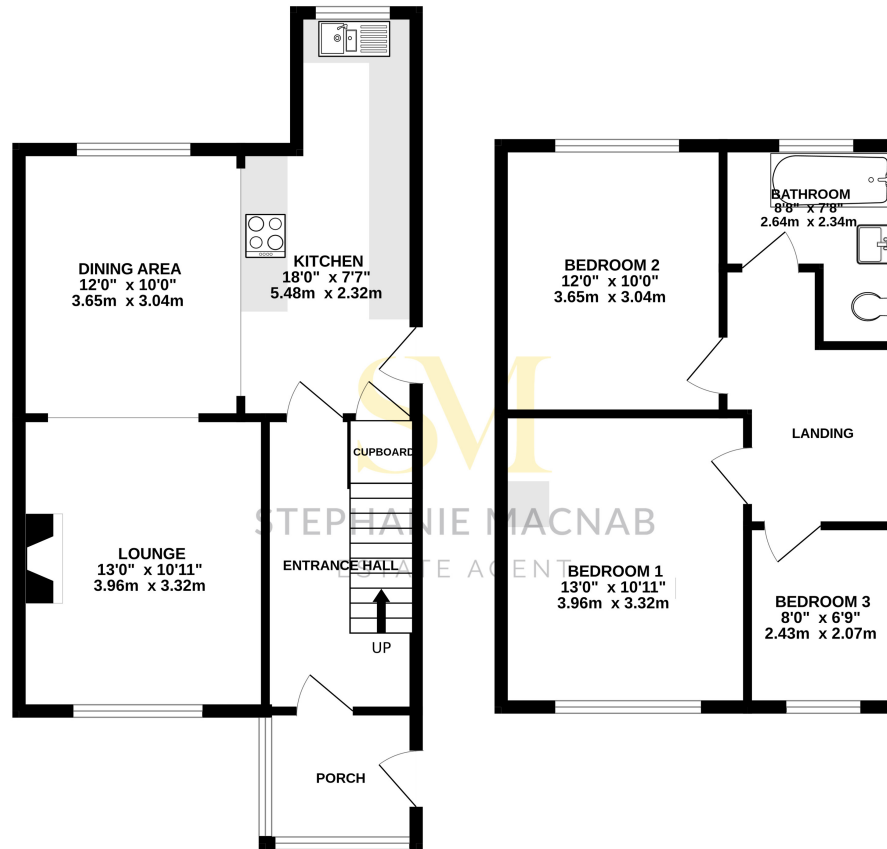
Externally, the property benefits from OFF-ROAD PARKING FOR TWO CARS at the front. The rear garden, though modest in size, is SOUTH-FACING and thoughtfully arranged with patio seating and planting, creating a private space for outdoor dining or relaxing. The combination of style, layout and presentation makes this a home that will appeal to a wide range of buyers. Call to view.





GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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