



Gardner Road, Formby,  
L37 8DF

**OFFERS OVER**  
**£250,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

Positioned on a very popular estate, this SEMI-DETACHED home offers well-balanced accommodation within easy reach of Formby village, local schools and transport links. The property is offered with NO ONWARD CHAIN, making it an attractive proposition for a range of buyers.

The floor plan shows a SPACIOUS ENTRANCE HALL which sets the tone for the accommodation and provides access to all ground floor rooms. The principal living space is a THROUGH LOUNGE DINER, offering excellent proportions and flexibility for both everyday living and entertaining, with good natural light from front to rear.

To the rear of the property is the fitted kitchen, positioned to overlook the garden and providing a practical layout. The overall arrangement works well and offers potential for future enhancement, subject to the usual consents.

Upstairs, the first floor provides THREE BEDROOMS, including two well-proportioned doubles, alongside a MODERN SHOWER ROOM which has been recently updated and is presented in clean, neutral tones. The accommodation is straightforward, functional and easy to live with.

Externally, the property benefits from front and rear gardens, with the rear offering a good degree of privacy and space for outdoor seating or gardening. There is also OFF-ROAD parking and a GARAGE. Combined with its location and layout, this is a solid home in a consistently popular area of Formby.

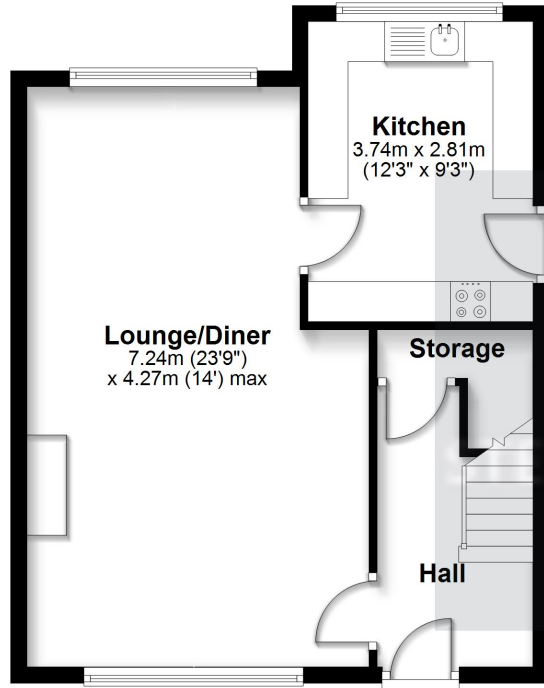






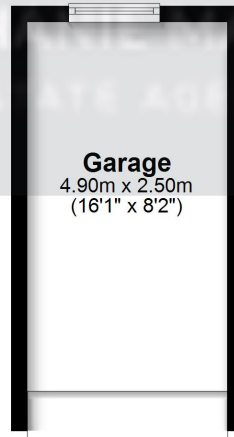
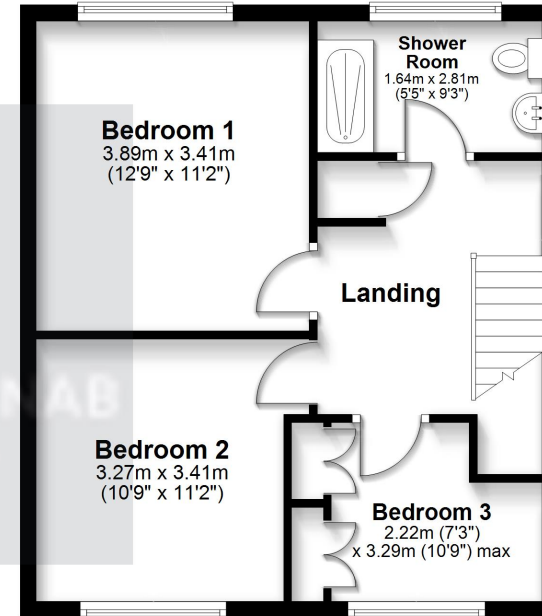
## Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 109.4 sq. metres (1177.6 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		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			





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