



**32 Gardner Road, Formby, Liverpool, Merseyside. L37 8DD**

**£270,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to bring to the market this well presented three bedroom semi-detached house which sits on a generous corner plot with great potential to extend to the side (subject to the usual planning consents). The property offers spacious and versatile accommodation and is situated in a popular residential location, convenient for local Primary and Secondary schools, transport links and Formby village with all its vast variety of coffee shops, restaurants, independent shops and supermarkets.

## FEATURES

- ENTRANCE HALL
- SPACIOUS FRONT ENTERTAINING ROOM
- KITCHEN OPEN TO A DINING AREA
- REAR PORCH
- THREE BEDROOMS
- FAMILY BATHROOM WITH WC COMBINED
- GAS HEATING SYSTEM & MAJORITY DOUBLE GLAZING
- SINGLE GARAGE (storage only) WITH OFFICE SPACE
- AMPLE PARKING
- GOOD SIZE CORNER PLOT WITH GARDENS TO FRONT, SIDE & REAR



## ROOM DESCRIPTIONS

### Entrance Hall

U.P.V.C framed double glazed door with side panels; built in cloaks cupboard and overhead storage cupboard; laminate flooring; stairs to first floor.

### Front Entertaining Room

17' 05" (into recess) x 11' 10" (5.31m x 3.61m) U.P.V.C framed double glazed window to front; feature fire surround fitted with a 'pebble effect' living flame gas fire; two wall light points.

### Splendid Kitchen open to a Dining Area

17' 06" x 12' 06" (maximum dimensions) (5.33m x 3.81m) Range of base, wall and drawer units; 'Diplomat' four burner gas hob with built under oven and cooker hood above; freestanding refrigerator/freezer; plumbing for an automatic washing machine; single stainless steel sink unit with mixer tap; wall mounted 'Baxi' gas heating boiler; laminate flooring; part tiled walls; built in under stairs deep storage cupboard; U.P.V.C framed double glazed window to rear; U.P.V.C framed window and door leading to ...

### Rear Porch

Glazed windows.

### FIRST FLOOR

#### Landing

Spindled staircase.

#### Bedroom No. 1

17' 05" x 9' 04" (5.31m x 2.84m) U.P.V.C framed double glazed window to front; freestanding wardrobe with mirrored sliding doors.

#### Bedroom No. 2

9' 02" x 8' 09" (2.79m x 2.67m) Window to rear.

#### Bedroom No. 3

9' 01" x 8' 05" (2.77m x 2.57m) Window to rear; freestanding wardrobe with hanging rail.

### Family Bathroom with WC

Suite comprising a low level wc; pedestal wash hand basin; p-shaped bath fitted with a mains shower above and shower screen; laminate flooring; built in linen cupboard; tiled walls; ladder style heated towel rail; U.P.V.C framed double glazed window.

### OUTSIDE

#### Single Garage (Storage Only) with office/ playroom

Up and over door; power and light; window and door to side. The rear of the garage has been partitioned and is presently used as an office.

#### Gardens

The property is situated on a good size corner plot with gardens to the front, side and rear which are laid to lawn with borders containing shrubs and bushes. There is a paved driveway providing ample parking.

### PLEASE NOTE

Property Disclaimer

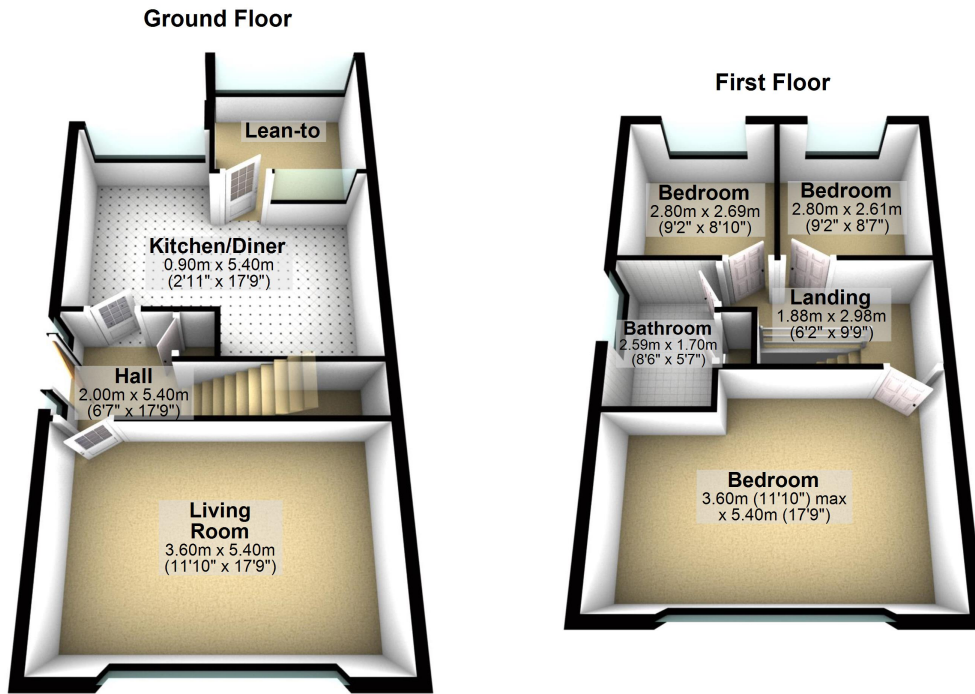
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Sizes are approximate  
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	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	